



PARADISE TOWN ADVISORY BOARD

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

March 9, 2021

7:00pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Secretary Name at Secretary's Phone Number and is/will be available on the County's website at www.clarkcountynv.gov.
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments to bva@clarkcountynv.gov, before 5:00 pm, March 9, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

Board/Council Members: John Williams, Chairperson
 Susan Philipp, Vice Chairperson
 Jon Wardlaw
 Katlyn Cunningham

Secretary: Maureen Helm, 702-606-0747, mhelmtab@gmail.com

County Liaison(s): Blanca Vazquez 702-455-8531, bva@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of

the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to bva@clarkcountynv.gov, before 5:00 pm, on March 9, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- III. Approval of Minutes for February 23, 2021. (For possible action)
- IV. Approval of the Agenda for March 9, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

1. **UC-21-0036-RACKS & STACKS, LLC:**

USE PERMITS for the following: 1) banquet facility; 2) nightclub; 3) recreational facility; 4) live entertainment (outdoor); 5) on-premises consumption of alcohol; 6) outside dining, drinking and cooking; 7) eliminate the protective barrier between the outside dining/drinking area and parking area; 8) eliminate the pedestrian access around the perimeter of the outside dining/drinking area; 9) allow the primary means of access to an outside dining/drinking area from the drive aisle where the primary means of access is required through the interior of a restaurant; and 10) permit outside dining, drinking, and cooking in conjunction with an outdoor live entertainment venue.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce interior parking lot landscaping; and 3) permit parking spaces to be unstriped.

DESIGN REVIEWS for the following: 1) an outdoor live entertainment venue; and 2) parking lot area in conjunction with an existing office/warehouse building on 3.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Arville Street, 620 feet north of Tropicana Avenue within Paradise. MN/md/jd (For possible action) **PC 3/16/21**

2. **ET-21-400017 (UC-19-0312)-CHURCH BAPTIST PARADISE BIBLE:**

USE PERMIT SECOND EXTENSION OF TIME to waive design standards for accessory modular buildings.

DESIGN REVIEW for modular buildings (classrooms and restrooms) in conjunction with an existing charter school and place of worship on 4.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the southwest corner of Emerson Avenue and Pacific Street within Paradise. TS/jgh/jd (For possible action) **PC 4/6/21**

3. **ET-21-400019 (WS-19-0808)-GREAT BUNS:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to commence the following: 1) reduced setback; and 2) deviate from design standards for an accessory storage building.
DESIGN REVIEW for existing accessory buildings and structures in conjunction with an existing bakery on 1.3 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located 500 feet north of Tropicana Avenue, 850 feet west of Pecos Road within Paradise. TS/jgh/jd (For possible action) **PC 4/6/21**
4. **ET-21-400021 (WS-19-0656)-TIRL, GEORGE & MARTINA:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce setbacks; 2) allow an accessory structure not architecturally compatible with the principal building; 3) increase the number of driveways to 2; and 4) reduce distance from curb return in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Vista Largo Drive, the west side of Calle De Benito, 560 feet east of Sandhill Road within Paradise. TS/nr/jd (For possible action) **PC 4/6/21**
5. **UC-21-0023-PHOENIX REALTY HOLDINGS, LLC:**
USE PERMITS for the following: 1) restaurants; 2) retail sales and services; and 3) offices.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) landscaping; and 3) alternative driveway geometrics.
DESIGN REVIEW for a commercial building consisting of 2 restaurants with drive-thru service on 1.2 acres in an H-1 (Limited Resort and Apartment) (AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South, 820 feet north of Sunset Road within Paradise. MN/al/jd (For possible action) **PC 4/6/21**
6. **WS-21-0055-A.R. GILE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow access to a local street; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) a restaurant with drive-thru service; and 2) alternative parking lot landscaping on a portion of 2.0 acres in a C-2 (General Commercial) Zone within the Russell Road Transition Corridor Overlay District. Generally located on the southwest corner of Emerald Avenue and Mountain Vista Street within Paradise. JG/al/jd (For possible action) **PC 4/6/21**
7. **ET-21-400016 (UC-18-0151)-EGG WORKS HOLDING CO, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) banquet facility; and 2) live entertainment.
DESIGN REVIEW for exterior modifications to an existing office/warehouse building within an existing office/warehouse complex on 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Cameron Street and Hacienda Avenue within Paradise. MN/sd/jd (For possible action) **BCC 4/7/21**

8. **UC-21-0046-EGG WORKS HOLDING CO, LLC:**
USE PERMITS for the following: 1) proposed outside dining in conjunction with an existing banquet facility; 2) eliminate the pedestrian access around outside dining/drinking area (banquet facility); and 3) allow outdoor dining not in conjunction with a restaurant, supper club, tourist club or mixed-use development.
DESIGN REVIEW for outside dining in conjunction with an existing banquet facility on 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Cameron Street and Hacienda Avenue within Paradise. MN/sd/jd (For possible action)
BCC 4/7/21
9. **ET-21-400018 (ZC-18-0234)-NAPLES ENCLAVES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce front setback; 2) reduce parking; 3) allow alternative street landscaping; 4) allow modified design standards; and 5) waive off-site improvements (curb, gutter, sidewalk, and streetlights).
DESIGN REVIEWS for the following: 1) allow alternative parking lot landscaping; and 2) convert an existing multiple family residential use to long/short term lodging on 0.4 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Naples Drive, 300 feet east of University Center Drive within Paradise. JG/tk/jd (For possible action) **BCC 4/7/21**

VII. General Business

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to bva@clarkcountynv.gov, before 5:00 pm, March 9, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- IX. Next Meeting Date: March 30, 2021.

- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Names of Locations

Paradise Community Center- 4775 McLeod Dr.

Clark County Library- 1401 E. Flamingo Rd.

Sunset Park- 2601 E. Sunset Rd.

Fire Station 38- 1755 Silver Hawk Ave

<https://notice.nv.gov>



Paradise Town Advisory Board

February 23, 2021

MINUTES

Board Members:	John Williams –Chair- PRESENT Susan Philipp - Vice Chair- PRESENT	Joh Wardlaw– PRESENT Katlyn Cunningham – PRESENT
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com	
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov	

I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Mark Donohue; Planning, Blanca Vazquez; Town Liaison

Meeting was called to order by Chair Williams at 7:00 p.m.

II. Public Comment:
None

III. Approval of February 9, 2021 Minutes

Moved by: Philipp
Action: Approve as submitted
Vote: 4-0 Unanimous

Approval of Agenda for February 23, 2021

Moved by: Wardlaw
Action: Approve as submitted
Vote: 4-0 Unanimous

IV. Informational Items
None

V. Planning & Zoning

1. **UC-21-0024-CARNABY SQUARE, LLC:**
USE PERMIT to allow a pharmacy and medical supply business in conjunction with an existing in-line retail center on 1.0 acre in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the Midtown Maryland Parkway District. Generally located on the west side of Maryland Parkway, 175 south of Dumont Boulevard within Paradise. TS/rk/jd (For possible action)

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

2. **UC-21-0031-CY & RI HERITAGE INN PALMDALE ETAL & CY HERITAGE INN DAYTON, INC:**

USE PERMIT for a health club within an existing commercial/industrial complex on a portion of 10.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Dean Martin Drive, 150 feet south of Hotel Rio Drive within Paradise. MN/lm/jd (For possible action)

MOVED BY-Wardlaw
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

3. **UC-21-0036-RACKS & STACKS, LLC:**

USE PERMITS for the following: 1) banquet facility; 2) nightclub; 3) recreational facility; 4) live entertainment (outdoor); 5) on-premises consumption of alcohol; 6) outside dining, drinking and cooking; 7) eliminate the protective barrier between the outside dining/drinking area and parking area; 8) eliminate the pedestrian access around the perimeter of the outside dining/drinking area; 9) allow the primary means of access to an outside dining/drinking area from the drive aisle where the primary means of access is required through the interior of a restaurant; and 10) permit outside dining, drinking, and cooking in conjunction with an outdoor live entertainment venue.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce interior parking lot landscaping; and 3) permit parking spaces to be unstriped.

DESIGN REVIEWS for the following: 1) an outdoor live entertainment venue; and 2) parking lot area in conjunction with an existing office/warehouse building on 3.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Arville Street, 620 feet north of Tropicana Avenue within Paradise. MN/md/jd (For possible action)

Held per applicant. Return to the March 9, 2021 Paradise TAB

4. **WS-21-0035-WESTWYNN LLC:**

WAIVER OF DEVELOPMENT STANDARDS to increase fence height.

DESIGN REVIEW for a fence and lighting in conjunction with undeveloped lots on 18.4 acres in a H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Fashion Show Drive within Winchester and Paradise. TS/md/jd (For possible action)

MOVED BY-Williams
APPROVE – Subject to staff conditions
VOTE: 4-0 Unanimous

- VI. General Business
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be March 9, 2021
- IX. Adjournment
The meeting was adjourned at 7:45 p.m.

DRAFT

BANQUET FACILITY/LIVE ENTERTAINMENT
(TITLE 30)

ARVILLE ST/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0036-RACKS & STACKS, LLC:

USE PERMITS for the following: 1) banquet facility; 2) nightclub; 3) recreational facility; 4) live entertainment (outdoor); 5) on-premises consumption of alcohol; 6) outside dining, drinking and cooking; 7) eliminate the protective barrier between the outside dining/drinking area and parking area; 8) eliminate the pedestrian access around the perimeter of the outside dining/drinking area; 9) allow the primary means of access to an outside dining/drinking area from the drive aisle where the primary means of access is required through the interior of a restaurant; and 10) permit outside dining, drinking, and cooking in conjunction with an outdoor live entertainment venue.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce interior parking lot landscaping; and 3) permit parking spaces to be unstriped.

DESIGN REVIEWS for the following: 1) an outdoor live entertainment venue; and 2) parking lot area in conjunction with an existing office/warehouse building on 3.0 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the east side of Arville Street, 620 feet north of Tropicana Avenue within Paradise. MN/md/jd (For possible action)

RELATED INFORMATION:

APN:

162-19-801-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce parking to 74 spaces where 178 spaces are required (outdoor live entertainment venue) per Table 30.60-1 (a 58.5% reduction).
- b. Reduce parking to 160 spaces where 178 spaces are required (banquet facility, nightclub, recreational facility) per Table 30.60-1 (a 10.2% reduction).
2. Reduce interior parking lot landscaping where landscape finger islands are required per Figure 30.64-14.
3. Permit parking spaces to be unstriped where striping is required per Section 30.60.020.d.

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4780 Arville Street
- Site Acreage: 3
- Project Type: Banquet facility/live entertainment/reduced parking
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 44,458
- Parking Required/Provided: 178/74 (outdoor live entertainment venue)/178/160 (banquet facility, nightclub, and recreational facility).

Site Plan

This is a request for a banquet facility, nightclub, and recreational facility within an existing office warehouse building. An outdoor live entertainment venue is also proposed with this request. The banquet facility, nightclub, and recreational facility will not operate during the same days as the scheduled live performances at the outdoor venue. The outdoor live entertainment venue, consisting of 380 seats and a stage area, is located within the rear (eastern) portion of the site. On-premises consumption of alcohol, including outdoor dining and drinking, is proposed within the outdoor venue area. Alcohol will also be served at the banquet facility, nightclub, and recreational facility. A 448 square foot stage area is located at the northeast corner of the site, and features a 25 foot wide buffer zone between the stage and outdoor seating area. The outdoor seating area consists of 28 large (6 person) pods and 53 medium (2 to 4 person) pods. The plans indicate approximately 6 feet of separation will be maintained between the seating pods. The pod areas are divided into 2 sections by a 24 foot wide fire lane that terminates into a vehicle turnaround area located at the southeastern portion of the site. Seventy-four existing parking spaces are located along the west and north sides of the existing office/warehouse building. An additional 86 parking spaces are provided along the northeast and western portions of the site to accommodate parking for the banquet facility, nightclub, and recreational facility. A waiver of development standards is requested as the additional 86 parking spaces will not be striped, and no additional parking lot landscaping will be provided. Twenty-four foot wide drive aisles will be maintained between the proposed parking spaces located at the rear of the site. The existing office/warehouse building and proposed outdoor live entertainment venue require a total of 178 parking spaces where 74 parking spaces are provided. The banquet facility, nightclub, and recreational facility require a total of 178 parking spaces, where 160 parking spaces are provided. Access to the subject property is granted via 2 existing commercial driveways located along Arville Street.

Landscaping

All street landscaping exists and no additional street landscaping is required or provided. Interior parking lot landscaping is featured along the western portion of the building; however, a waiver of development standards is required to reduce the parking lot landscaping in the rear of the building with the addition of 86 parking spaces.

Elevations

The photographs depict an existing 28 foot high building with a flat roof behind a parapet wall. The exterior of the building consists of concrete paneling in contrasting, neutral earth tone colors. No changes are proposed to the exterior of the building with this request.

Floor Plans

The plans depict an overall office/warehouse building measuring 44,458 square feet. The banquet, nightclub, and recreational facility which consist of an area measuring 12,459 square feet, has room for expansion within the interior of the building. A stage area consisting of 1,120 square feet is located within the event area, and features a combination of large (6 person) and medium (2 to 4 person) seating pods. Areas designated for restroom facilities, show management, and a green room/interview studio are also depicted on the floor plans.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states they currently operate a live entertainment and equipment rental and production business. However, due to the COVID-19 pandemic, their business operations have stopped. The applicant indicates their extensive experience in both producing and promoting public events and, after studying the recent Nevada Guidance for Safe Gatherings, will ensure the outdoor live entertainment venue remains safe. The applicant produced 2 successful events in 2020, without a single report of anyone becoming sick as a result of attending the events.

The applicant states their expertise is within the field of live entertainment and food and drink are an integral part of concert events. The rear yard of the project site can be utilized as a parking lot for infrequent special events; however, it can also be used as event space for outdoor events. Additional parking lot landscaping would be detrimental to the outdoor events and the regular industrial use for normal business operations. As the storage yard would only be used as parking for occasional events, striping would be cost prohibitive. Parking attendants will be stationed in the rear of the lot to direct vehicular traffic during indoor events. The applicant states there is not enough room on the subject property for additional parking spaces during outdoor events; therefore, they have been granted permission to utilize the adjacent parking lot to the north from the property owner. Occasionally, the applicant will hold smaller indoor events in a portion of the facility that is only 12,459 square feet. Eighty-six parking spaces will be added to the back parking lot during indoor events. The indoor events will be much smaller and the existing 74 parking spaces should be more than sufficient.

The site plan pays close attention to distance between pods of paid ticket holders from the same household, with each pod a minimum of 6 feet apart on all sides. The applicant's decades of experience with public events make them intimately familiar with the process of managing event security and crowd control. Masks are required and enforced for all guests and crew, except when occupying their pod space.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-262-86	Reclassified the subject property from R-E to M-1 zoning for a warehouse/office building	Approved by BCC	December 1986

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Industrial	M-1	Industrial & office/warehouse buildings
South	Commercial Tourist	M-1	Office/warehouse buildings
West	Commercial Tourist	H-1	Orleans Resort & Casino

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Use Permits & Design Reviews

Staff's primary concerns with these types of uses are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking to serve the uses. The purpose of the M-1 zoning district is to provide an area that is suitable for the development of light manufacturing establishments and to prohibit the development of incompatible uses. Staff finds that the requests to allow a banquet facility, nightclub, recreational facility, and outdoor live entertainment venue at this location are inappropriate as the existing building and on-site parking were originally designed to accommodate a warehouse building with incidental office uses. Additionally, the proposed uses are incompatible with the surrounding area that includes a mix of office and warehouse uses. Therefore, staff cannot support the requested use permits and design reviews.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1a & #1b

Staff finds that a 58.5 percent reduction in parking is excessive, especially for the requested uses. Although the applicant indicates additional parking spaces for the use will be secured off-site, staff is concerned that the need for parking is greater than anticipated by the applicant due to the intensity of the uses requested. Therefore, staff cannot support this request. Although the parking reduction of 10.2 percent is minimal for the banquet, nightclub, and recreational facility, staff cannot support this request due to the recommendation of denial for the corresponding use permits and design reviews. If the application is approved, staff recommends a condition of 1 year to review the uses and parking as a public hearing.

Waivers of Development Standards #2 & #3

The requests to waive the interior parking lot landscaping for the additional 86 parking spaces provided within the rear of the site, and to not stripe the parking spaces, is a self-imposed burden. Staff is not supporting the use permits and the design reviews; therefore, recommends denial of the requested waivers.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 1 year to review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Traffic study and compliance;
- Gates to remain open during business hours.

Building Department - Fire Prevention

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds. (plans are not to scale and dimensions are not shown for radii, turn-arounds, and dead end lanes); submit plans for review and approval prior to installing any gates, speed humps (speed

bumps not allowed), and any other fire apparatus access roadway obstructions (permits required for access gates across access lanes); and that dead-end streets/cul-de-sacs in excess of 150 feet must have an approved Fire Department turn-around provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: AV VEGAS

CONTACT: TY HANSEN, AV VEGAS, 4780 ARVILLE ST., LAS VEGAS, NV 89103

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) (ORIGINAL APPLICATION #) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-21-0036</u> DATE FILED: <u>1/26/21</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>2/23/21 7:00</u> PC MEETING DATE: <u>3/16/21 7:00 P.M.</u> BCC MEETING DATE: <u>-</u> FEE: <u>\$1,825.00</u>
	PROPERTY OWNER NAME: <u>Racks & Stacks LLC</u> ADDRESS: <u>2320 Duneville St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-239-8057</u> CELL: <u>702-239-8057</u> E-MAIL: <u>john@avvegas.com</u>
	APPLICANT NAME: <u>John Hansen & Friends Inc dba AV Vegas</u> ADDRESS: <u>4780 Arville St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-239-8057</u> CELL: <u>702-239-8057</u> E-MAIL: <u>ty@avvegas.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Ty HANSEN</u> ADDRESS: <u>SAME AS ABOVE</u> CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-19-801-010
 PROPERTY ADDRESS and/or CROSS STREETS: 4780 Arville St. Las Vegas, NV 89103 (Paradise)
 PROJECT DESCRIPTION: Drive In & Socially Distant concert venue

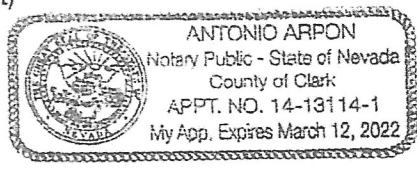
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

John A. Hansen John Hansen
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON the 18th day of January, 2021 (DATE)
 By John A. Hansen

NOTARY PUBLIC: [Signature]



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

PLANNER
COPY



Land Use Justification Letter

AV Vegas
4780 Arville St. Las Vegas, NV 89103

To whom it may concern,

John Hansen & Friends Inc. dba AV Vegas is a family owned business. (<https://www.avvegas.com>). Since 1993 our core business model has been live entertainment equipment rental and production. We own and operate speakers, lights, instruments, video screens etc that are warehoused at our premise (4780 Arville St. 89103)

Since the COVID-19 pandemic, our business operations have stopped. The traditional process of taking orders for concerts at Las Vegas venues is frozen by the virus limiting our ability to gather in large groups, and by the difficult economics of making live events for small, socially distant audiences profitable. Our revenue to date is down 95%.

Because AV Vegas is a family owned business that owns the business, the building (Racks And Stacks LLC), and because we have extensive experience in both producing and prompting public events, and after studying the recent Nv Guidance for Safe Gatherings, we believe that we are just the group to host safe, socially distant events during this difficult time.

We have already produced two successful events. On 10/10/2020 we had 2 bands booked to play blues music at an event we called "Skyline Blues". The band was isolated from the audience as required by current guidelines as stated in the NEVADA GUIDANCE FOR SAFE GATHERINGS. This guidance was also used in planning out the audience arrangement (in pods), use of restrooms, etc. Our second event, a Southern Rock concert was even more successful. We have sent out post-event contact tracing surveys and we have not had a single report of anyone getting sick as a result of attending our events. Please understand that we are taking the implementation of the State guidance very seriously.

In March, when the weather warms up we want to begin offering our concert events again to the public, subject to the guidelines and executive orders in force at that time. In order to do these events, we are requesting several variances:

The following requests are being made with this application:

- i. Special Use Permits for the following:
 1. Banquet Facility
 2. Nightclub
 3. Recreational Facility
 4. Live Entertainment – conducted outdoors
 5. On-premises consumption of alcohol

1

04/06/21 PC AGENDA SHEET

MODULAR BUILDINGS
(TITLE 30)

EMERSON AVE/PACIFIC ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400017 (UC-19-0312)-CHURCH BAPTIST PARADISE BIBLE:

USE PERMIT SECOND EXTENSION OF TIME to waive design standards for accessory modular buildings.

DESIGN REVIEW for modular buildings (classrooms and restrooms) in conjunction with an existing charter school and place of worship on 4.3 acres in an R-1 (Single Family Residential) Zone.

Generally located on the southwest corner of Emerson Avenue and Pacific Street within Paradise. TS/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

162-13-201-001

USE PERMIT:

Waive all applicable architectural design standards for accessory modular buildings (classrooms and restrooms) where required per Table 30.56-2.

LAND USE PLAN:

WINCHESTER/PARADISE - INSTITUTIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2525 Emerson Avenue
- Site Acreage: 4.3
- Project Type: Temporary modular buildings (classrooms & restrooms)
- Number of Stories: 1
- Building Height (feet): 10
- Square Feet: 1,440 (classrooms)/480 (restroom)

Site Plans

The approved plans show the addition of 4 temporary modular classroom buildings and 1 temporary restroom facility building. The proposed modular classroom buildings will be set back 15 feet from the east property line with the proposed restroom facility building set back 10 feet. Both the temporary modular classroom buildings and restroom facility building will be used for both girls and boys to meet the increasing student body. There is an existing primary building

towards the north portion of the site that currently consists of a place of worship and classrooms for the charter school. Access to the site is via 2 existing driveways on Pacific Street.

Landscaping

The approved plans show a proposed landscape buffer of trees along Pacific Street to be installed behind the proposed modular buildings to shield both the mechanical equipment and the buildings from adjacent residential uses. The proposed landscaping will include 24 inch box Mondel Pine and Shoestring Acacia trees. There is existing landscaping, which includes trees, shrubs, and groundcover around the building on the north property line and in the existing parking lot. The open space areas contain a turf field for sports activities and a sand area for playground equipment. An existing 6 foot high concrete block wall is located along Pacific Street.

Elevations

The approved plans depict a 10 foot high traditional modular building consisting of composite wood siding with hollow metal doors and frosted windows. The proposed buildings will be 1 story, 10 feet in height, consisting of wood siding and will be painted to match the existing building on-site. The existing building is finished with stucco and painted white.

Floor Plans

The approved plans show each modular building being 1,440 square feet and consisting of 4 classrooms and a 480 square foot restroom facility. Each classroom door will have a ramp and landing providing access to the building.

The existing northern building currently houses 7 classrooms, a multi-purpose room, offices, restrooms, and storage rooms on the first floor with the second floor having 9 classrooms, offices, restrooms, and storage areas.

Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400067 (UC-19-0312):

Current Planning

- January 4, 2021 to complete the building permit and inspection process and 1 year to review as a public hearing,
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-19-0312:

Current Planning

- Until June 30, 2020 to commence and review as a public hearing;
- Maximum number of students not to exceed 450 for entire school;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Applicant to install school zone signage on Emerson Avenue if approved by Public Works;
- Drainage study and compliance;
- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0208-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant indicates an extension of time is needed to fulfill the requirements listed on the Notice of Final Action for ET-20-400067 (UC-19-0312). The Notice of Final Action required the building permit and inspection process for the modular buildings to be complete by January 4, 2021. An extension of time is needed because the client's modular supplier was delayed in providing the necessary documents for the Building Department. Although this project has been delayed, the applicant is now making progress by working directly with the Building Department and consultants to obtain the necessary documentation. The applicant is requesting a 6 month extension.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400067 (UC-19-0312)	First extension of time for waived design standards and accessory modular buildings with design review for modular buildings	Approved by PC	August 2020
WC-20-400068 (UC-19-0312)	Waiver of a use permit limiting the maximum number of students not to exceed 450 for entire school in conjunction with an existing charter school and place of worship	Approved by PC	August 2020
UC-19-0312	Waived design standards for accessory modular buildings with design review for modular buildings	Approved by PC	June 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0516-12	Waived design standards and design review for a proposed accessory modular building (portable restrooms) - expired	Approved by PC	November 2012
UC-0116-12	Waived design standards and design review for 4 proposed accessory modular buildings (modular classrooms) - expired	Approved by BCC	June 2012
UC-0280-11	Charter school in conjunction with an existing place of worship	Approved by PC	August 2011
ET-0206-09 (UC-0900-05)	Second extension of time for a place of worship - expired	Approved by PC	September 2009
ET-0205-07 (UC-0900-05)	First extension of time for a place of worship - expired	Approved by PC	August 2007
UC-0900-05	Expansion of existing place of worship and increased height for accessory structure; waived standards to reduce parking; design review for place of worship expansion - expired	Approved by PC	August 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, South, & West	Residential Suburban (up to 8 du/ac)	R-1 & R-2	Single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

The applicant was delayed in meeting some of the requirements listed in the Notice of Final Action from ET-20-400067 (UC-19-0312) but is now making progress. Building permits BD19-35795 and BD19-35796 are currently under review. Staff has no objections to this request.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until August 1, 2021 to complete the building permit and inspection process;
- Until June 1, 2022 to review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: NEVADA RISE ACADEMY

CONTACT: ETHOS | THREE ARCHITECTURE, 8985 S. EASTERN AVE., SUITE 220,
LAS VEGAS, NV 89123



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) 19-0312/ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-21-400017</u> DATE FILED: <u>2/3/21</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>3/4/21</u> PC MEETING DATE: <u>4/6/21</u> BCC MEETING DATE: _____ FEE: <u>\$600</u>
	PROPERTY OWNER NAME: <u>Paradise Church, Inc.</u> ADDRESS: <u>2525 Emerson</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-732-8555</u> CELL: <u>702-245-3599</u> E-MAIL: <u>mikem@paradischurchlv.com</u>
	APPLICANT NAME: <u>Nevada Rise Academy, Inc.</u> ADDRESS: <u>2525 Emerson</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>jbrecht@nevadarise.org</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>ethos three ARCHITECT - John Lopeman</u> ADDRESS: <u>8985 South Eastern, Suite 220</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-456-1070</u> CELL: <u>702-375-6969</u> E-MAIL: <u>buildingpermit@ethosthre</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-13-201-001
 PROPERTY ADDRESS and/or CROSS STREETS: 2525 Emerson Avenue
 PROJECT DESCRIPTION: Charter School Modular Classroom Buildings

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

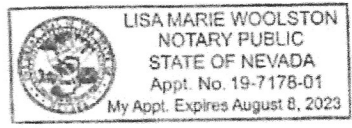
Michael Matijevich
 Property Owner (Signature)*

Michael Matijevich / Pres. PC Inc.
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON December 29, 2020 (DATE)
 By Michael Matijevich

NOTARY PUBLIC: Lisa Marie Woolston



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



PLANNER
COPY

December 30, 2020

Clark County
Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89106

ET-21-400017


RE: UC 19-0312 – and ET-20-400067

Dear Planning Staff,

We are requesting an Extension of Time to the original NOFA UC-19-0312 and Extension of Time NOFA ET-20-40067, at the Charter School located at 2525 Emerson, Las Vegas, Nevada, in the Paradise Township.

The Notice of Final Action dated 8/27/2020, requires the building permit and inspection process for the modular classroom buildings to be complete by January 4, 2021. Unfortunately, the client's modular supplier has been delinquent in providing us required documents for the building department. We are now working directly with the consultants and obtaining required corrections; however, the January 4, 2021 deadline will not be met.

Our Client requests a six-month extension to finalize the building permit and inspection to satisfy all conditions of UC-19-0312 and ET-20-400067.

Sincerely,

John Lopeman, AIA
Principal

Cc: B.Gronauer
A.Ranieri
J. Brecht

ACCESSORY BUILDINGS
(TITLE 30)

TROPICANA AVE/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400019 (WS-19-0808)-GREAT BUNS:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to commence the following: 1) reduced setback; and 2) deviate from design standards for an accessory storage building.

DESIGN REVIEW for existing accessory buildings and structures in conjunction with an existing bakery on 1.3 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone.

Generally located 500 feet north of Tropicana Avenue, 850 feet west of Pecos Road within Paradise. TS/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

162-24-802-016

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback to a residential development to 5 feet where a minimum of 10 feet is required per Table 30.40-4 (a 50% reduction) and where a minimum of 7 feet was permitted by a prior application (a 28.6% reduction).
2. Deviate from design standards by allowing buildings/structures within a shopping center to have non-compatible architecture or architectural elements where required to be compatible to give the appearance of being an integral part of the center per Table 30.56-2.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

WINCHESTER/PARADISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 3270 E. Tropicana Avenue
- Site Acreage: 1.3
- Project Type: Accessory buildings and structures
- Number of Stories: 1
- Building Height (feet): 11

- Square Feet: 4,156
- Parking Required/Provided: 302/303 for complex

Site Plans

The request is to allow additional buildings and structures for storage in conjunction with the Great Buns Bakery. The previously approved plans depict the bakery located on the northern portion of an existing shopping center behind a pad site and to the northwest of an in-line retail building. Access to the shopping center is provided from Tropicana Avenue. The existing facility consists of the bakery production building and a storage building on the northwest corner of the shopping center. The plans depict a total of 10 buildings/structures that are used for storage in conjunction with the bakery; however, revised plans were submitted showing 1 storage building only located along the northern boundary of the site. The 10 buildings/structures consist of 2 freezers, 6 shipping containers, a storage building, and a membrane covered storage area. The plans indicate that all of the buildings/structures will be moved in order to maintain a minimum 5 foot setback to the north property line.

Landscaping

No landscaping exists along the northern property line of the center. The requirements for landscaping were waived by the Planning Commission per WS-0676-16 in November 2016.

Elevations

The previously approved plans show the buildings/structures are all 1 story and range in height between 8 feet and 11 feet. All the buildings have flat roofs and 9 of the buildings are constructed of metal. The remaining structure is a membrane covered storage area.

Floor Plans

Previously approved plans show the existing center has an area of 71,442 square feet and the subject structures have an area of 4,156 square feet bringing the total area of the center to 75,598 square feet. The 10 structures will range in area between 300 square feet and 920 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for WS-19-0808:

Current Planning

- Per revised plans dated 01/07/20;
- 1 year to complete with any extension of time to be a public hearing;
- Structures/buildings to be painted to match the existing bakery buildings;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Applicant's Justification

The applicant indicates that this project was put on hold due to the uncertainty surrounding the COVID-19 pandemic. Now that it appears that the pandemic has been contained somewhat the owner has decided to resume the project. Therefore, the applicants are requesting 1 year extension.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0808	Reduced setback and deviated from design standards for an accessory storage building	Approved by PC	January 2020
WS-0676-16	Increased wall height, reduced landscaping, reduced setbacks and deviated from design standards for an accessory storage building	Approved by PC	November 2016
WS-0642-14	Deviated from design standards per Table 30.56-2 for a bakery metal storage building	Approved by PC	September 2014
WS-0546-11	Waived setbacks and landscaping for a storage building - expired	Approved by PC	January 2012
ADR-0724-07	Building addition to the bakery building after a fire	Approved by ZA	June 2007
WS-1338-06	Reduced setback to zero feet, eliminated screening and buffering, and reduced residential adjacency setback for the proposed addition - expired	Approved by PC	November 2006
DR-0384-96	4,250 square foot addition to the existing bakery	Approved by PC	March 1996
ZC-0199-96	Amended the C-1 zoning on a portion of this site	Approved by BCC	March 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Residential Suburban (up to 8 du/ac) & Commercial General	R-1 & C-2	Single family residential & shopping center containing the main bakery building
South	Commercial Neighborhood & Commercial General	C-1 & C-2	Shopping center
West	Commercial Neighborhood	C-1	Office building

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

There have been no complaints filed with the Clark County Public Response office. Staff has no objections to this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until January 7, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ANTHONY MADONIA

CONTACT: JOHN BURKE, JOHN DAVID BURKE ARCHITECT, 6037 S. FORT APACHE ROAD, SUITE 110, LAS VEGAS, NV 89148



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

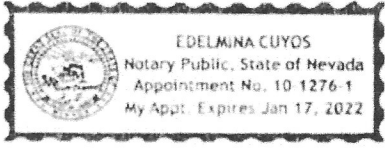
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) WS-19-0808 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-21-400019</u> DATE FILED: <u>2/9/21</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>3/9/21</u> PC MEETING DATE: <u>4/6/21</u> 7:00PM BCC MEETING DATE: _____ FEE: <u>\$950</u>
	PROPERTY OWNER NAME: <u>Great Buns - Anthony A. Madonia, Director</u> ADDRESS: <u>3270 East Tropicana Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-898-0311</u> CELL: _____ E-MAIL: <u>gr8bunz@aol.com</u>
	APPLICANT NAME: <u>Same as property owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>John David Burke, Architect</u> ADDRESS: <u>6037 South Fort Apache Road, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-876-4863</u> CELL: _____ E-MAIL: <u>jburke@jburkearchitect.co</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-24-802-016
 PROPERTY ADDRESS and/or CROSS STREETS: 3270 East Tropicana Avenue
 PROJECT DESCRIPTION: Request for an extension of time on WS-19-0808

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Anthony A. Madonia
 Property Owner (Signature) Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 01/07/2021 (DATE)
 By Anthony A. Madonia
 NOTARY PUBLIC Edelmina Cuyos



*NOTE: Corporate declaration of authority (or equivalent), power of attorney or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

John David Burke, Architect, a Professional Corporation

**PLANNER
COPY**

January 7, 2021

ET-21-400019

CLARK COUNTY DEPARTMENT OF CURRENT PLANNING

500 South Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89155-3530

Re: Justification Letter -

**Extension of Time for WS-19-0808
Great Buns Bakery, Warehouse Building
3720 east Tropicana Avenue
For: Great Buns
APN #: 162-24-802-016**

Extension of Time

This project was put on hold in March of last year due to the uncertainty surrounding the COVID19 pandemic. Now that vaccines are on the horizon and being made available - end to this unfortunate plague is in sight, the owner has decided to resume the project. We therefore are requesting an additional year be granted so that we can complete our project.

We respectfully request your approval of this application. If you have any questions or comments, please call.

Sincerely,



JOHN DAVID BURKE, Architect

04/06/21 PC AGENDA SHEET

SETBACKS
(TITLE 30)

SANDHILL RD/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400021 (WS-19-0656)-TIRL, GEORGE & MARTINA:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce setbacks; 2) allow an accessory structure not architecturally compatible with the principal building; 3) increase the number of driveways to 2; and 4) reduce distance from curb return in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Vista Largo Drive, the west side of Calle De Benito, 560 feet east of Sandhill Road within Paradise. TS/m/jd (For possible action)

RELATED INFORMATION:

APN:

161-19-815-053

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce front setback to zero feet where 20 feet minimum is required per Table 30.40-2 (a 100% decrease).
- b. Reduce setback from a street to zero feet where 10 feet is required per Table 30.40-3 (a 100% decrease).
- c. Reduce setback from a street to zero feet where 10 feet is required per Section 30.56.040 (a 100% decrease).
2. Allow an accessory structure (carport) not architecturally compatible with the principal building where required per Table 30.44-1.
3. Increase the number of driveways to 2 where 1 driveway is the maximum amount allowed per Uniform Standard Drawing 222 (a 100% increase).
4. Reduce distance to curb return for a second driveway to 7 feet where 12 feet is required per Uniform Standard Drawing 222 (a 42% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3897 Vista Largo Drive
- Site Acreage: 0.2

- Project Type: Setbacks
- Number of Stories: 1
- Building Height (feet): 9
- Square Feet: 529 (detached carport)/375 (attached carport)/360 (accessory structure)
- Parking Required/Provided: 2/6

Site Plans

The approved plans show an existing 1,308 square foot single family residence with a 6 foot high block wall along a portion of the northwest side (interior side), along the entire southwest side (rear), and a portion of the southeast side of the property (street side). The front of the property and a portion of the southeast side (street side) of the property are enclosed by a 4 foot high combination solid and decorative metal fence. There is an attached carport on the front of the garage on the north side of the property with a zero foot setback. The attached carport is 31 feet long and 15 feet wide (471 square feet). A detached carport is located on the southeastern side (street side) of the property in the front side of the yard visible from the street with a secondary driveway underneath the carport, with a zero foot setback from Calle De Benito. The detached carport is 23 feet wide by 23 feet long (529 square feet). A 20 foot by 18 foot (360 square feet) pergola is located in the rear of the property with a zero foot setback to the 6 foot high block wall along Calle De Benito. The property is accessed via Vista Largo Drive.

Landscaping

There is existing mature landscaping on the property. At the time of the original approval, the applicant indicated 6 new trees will be added to the front of the property to reduce the visual impact to the neighboring properties.

Elevations

The approved plans depict the carport attached to the garage in the front yard is 7 feet 7 inches high and the detached carport in the side yard is 9 feet high. The carports are constructed with steel reinforced concrete columns with steel roofing and the pergola is of wood construction.

Previous Conditions of Approval

Listed below are the approved conditions for WS-19-0656:

Current Planning

- 6 months to obtain a building permit and diligently pursue completion;
- 1 year to complete with any extension of time to be a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Applicant is advised that the installation of driveways must comply with Uniform Standard Drawings 222 and 223, unless waived by subsequent applications and drainage structures cannot drain into the right-of-way.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that an extension of time is needed to obtain a building permit and comply with Public Works' requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0656	Reduced setbacks for accessory structure, architectural compatibility and additions to driveways	Approved by PC	October 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

Clark County Public Response Office (CCPRO)

Case #CE 19-07759 is an active case filed June 2019 in regard to building without a permit.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Currently, building permits have been applied for and are awaiting the approval of an extension of time for WS-19-0656 and other entities. Staff can support an extension of time to obtain building permits.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 6 months to obtain a building permit and diligently pursue completion;
- 1 year to complete with any extension of time to be a public hearing;
- Applicant to plant 6 trees in the front yard to reduce the visual impacts;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

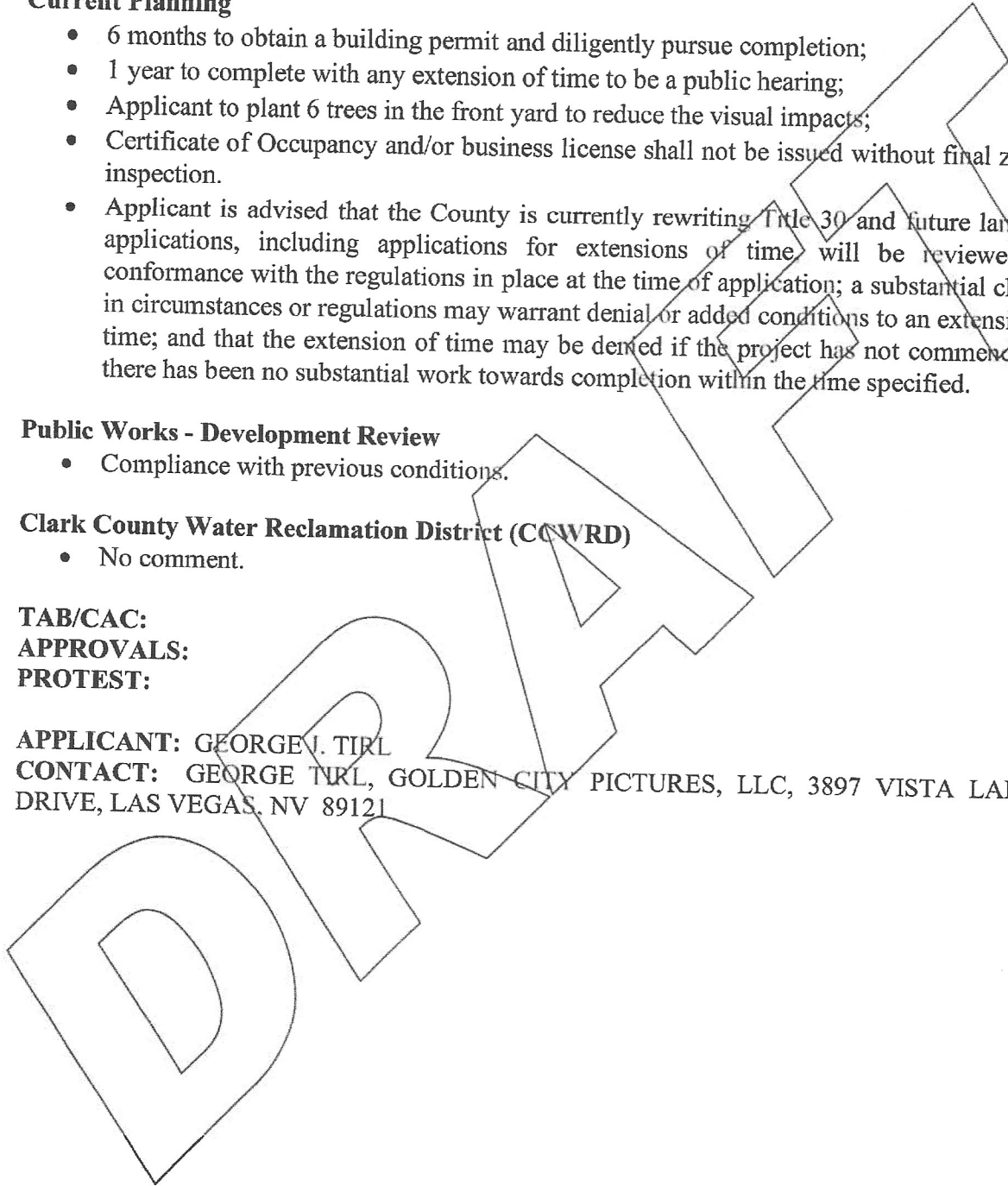
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: GEORGE J. TIRL

CONTACT: GEORGE TIRL, GOLDEN CITY PICTURES, LLC, 3897 VISTA LARGO DRIVE, LAS VEGAS, NV 89121





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>WS-19-0656</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-21-400021</u> DATE FILED: <u>2/8/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>3/9/21</u> PC MEETING DATE: <u>4/6/21</u> BCC MEETING DATE: _____ FEE: <u>475</u>
	PROPERTY OWNER NAME: <u>George TIRL</u> ADDRESS: <u>3897 Vista Largo Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>310-739-1710</u> CELL: <u>310-7391710</u> E-MAIL: <u>georgetirl@prodigy.net</u>
	APPLICANT NAME: <u>George TIRL</u> ADDRESS: <u>3897 Vista Largo Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>310-739-1710</u> CELL: <u>310-739-1710</u> E-MAIL: <u>georgetirl@prodigy.net</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>GEORGE TIRL</u> ADDRESS: <u>3897 VISTA LARGO DRIVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>310-739-1710</u> CELL: <u>310-739-1710</u> E-MAIL: <u>GEORGETIRL@PRODIGY.NET</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): APN 161 19 815 053 BD19-33308

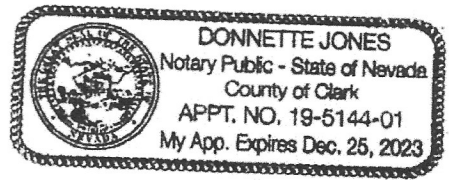
PROPERTY ADDRESS and/or CROSS STREETS: 3897 Vista Largo Drive, Las Vegas, NV 89121

PROJECT DESCRIPTION: Carport

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature] GEORGE J. TIRL
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 5-12/3/20 (DATE)
 By George J. Tirl
 NOTARY PUBLIC: _____



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

GEORGE TIRL

3897 Vista Largo Drive, Las Vegas, NV 89121 · 310-739-1710
georgetirl@prodigy.net

December 10, 2020

Department of Comprehensive Planning
500 S. Grand Central Pkwy
Las Vegas NV 89155-1741

RE: Extension application WS-19-0656 APN 161 19 815 053 BD19-33308
3897 Vista Largo Drive, Las Vegas, NV 89121

Dear Madame/Sir;

Due to circumstances beyond my control, my residential project has been delayed, and I am in need of an Extension of time. The trouble has started with three architects/engineers, who were not able to satisfy the Public Works requirements, having caused a four months time loss.

Aware of the need for the Extension of time, I visited with the Supervisor of the Building Department on Russel Road, Danielle Weibel, and asked her for the Extension of time. I was assured that it was done.

In May of 2020, I became symptomatic with Covid 19, which forced me into isolation until September.

After my recovery, I hired Lynn Affleck, Civil Engineer (702-431-4827 affleck.lynn@gmail.com), who successfully completed and submitted all the required tasks to Public Works' Plan Examiner Benjamin Funk, who also made us aware of the unexpected expiration of time, since I have been convinced otherwise.

With my sincere regards,


George Tirl

04/06/21 PC AGENDA SHEET

RESTAURANT
(TITLE 30)

LAS VEGAS BLVD S/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0023-PHOENIX REALTY HOLDINGS, LLC:

USE PERMITS for the following: 1) restaurants; 2) retail sales and services; and 3) offices.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking, 2) landscaping; and 3) alternative driveway geometrics.

DESIGN REVIEW for a commercial building consisting of 2 restaurants with drive-thru service on 1.2 acres in an H-1 (Limited Resort and Apartment) (AE-70) Zone.

Generally located on the west side of Las Vegas Boulevard South, 820 feet north of Sunset Road within Paradise. MN/al/jd (For possible action)

RELATED INFORMATION:

APN:

162-32-802-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce parking to 22 spaces with initial construction where a minimum of 27 spaces are required per Table 30.60-1 (an 18.5% reduction).
- b. Reduce parking to 20 spaces due to future off-site improvements for Las Vegas Boulevard South where a minimum of 27 spaces are required per Table 30.60-1 (an 25.9% reduction).
2. a. Permit alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
- b. Permit alternative landscaping adjacent to Las Vegas Boulevard South where landscaping per Figure 30.64-17 is required.
3. Reduce driveway throat depth to zero feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6214 Las Vegas Boulevard South
- Site Acreage: 1.2

- Project Type: Restaurant
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 2,671
- Parking Required/Provided: 27/22

Site Plans

The plans depict a commercial building that will be divided into 2 lease spaces with the intent for the building to be used for separate restaurants with drive-thru service. The use permit requests for retail sales, services, and offices will allow for additional options for future tenants. The lot currently has an area of 1.2 acres; however, the eastern approximately 200 feet of the parcel will be part of the future right-of-way dedication for Las Vegas Boulevard South; therefore, the proposed building will be located on the central portion of the western half of the parcel. Access to the site will be provided by proposed driveways from Las Vegas Boulevard South. There will also be a shared access with the existing development to the north and a future shared access for the parcel to the south. Parking for the proposed building is located along the west and south property lines of the parcel and to the east in front of the proposed building. The building is divided with 1 lease space in the north half of the building and the other in the south half. The drive service for the north lease space will enter from the east side of the building and travel along the side of the building to the pick-up window on the northwest corner of the lease space then exit the drive-thru into a common drive aisle that wraps around the building. The drive-thru service for the southern lease space is entered at the northwest corner of the building, close to the exit for the northern drive-thru. The southern drive-thru lane will travel along the west side of the building turning east to the pick-up window located on the southeast corner of the building, then exit into the common drive aisle. The menu and order boards are located close to the entrances to the drive-thru service lanes. Based on the plans there is queuing for about 2 vehicles from the entrances to the drive-thru service lanes to the menu and order boards.

Waivers of development standards #1b and #3 are in conjunction with future off-site improvements when Las Vegas Boulevard South is fully improved. The site depicts the future driveway location when the Las Vegas Boulevard South is widened. The future driveway location will cause the loss of 2 parking spaces. There are no immediate plans to improve this portion of Las Vegas Boulevard South and it could be several years before changes would take place to the driveway and parking lot.

Landscaping

Las Vegas Boulevard South is an arterial street and per Code a 15 foot wide landscape area with a detached sidewalk is required for the site. The plans depict an attached sidewalk within the right-of-way for Las Vegas Boulevard South, which matches the existing development to the north. The plan is depicting a minimum 7 foot wide landscape area along Las Vegas Boulevard South consisting of trees, shrubs, and groundcover. Landscaping within the parking lot is required per figure 30.64-14, which requires 1 large tree per every 6 parking spaces, or 1 medium tree per every 4 parking spaces, or a combination of large or medium trees. The plan is depicting a combination of large, medium, and small trees on the site and the proposed combination does not comply with the required number of large and/or medium trees needed for the 22 parking spaces.

Elevations

The plans depict a 1 story building with a maximum height of 25 feet. The building has a flat roof behind parapet walls and the exterior of the building has a stucco finish painted in natural colors. The front of the building faces east toward Las Vegas Boulevard South and the entrances to the lease spaces consist of aluminum and glass store fronts.

Floor Plans

The plans depict a commercial building with an area of 2,670 square feet to be divided into 2 lease spaces for separate restaurants. The floor plan indicates that the northern lease space will have an area of 1,400 square feet and the southern lease space will have an area of 1,200 square feet. The remaining 70 square feet is for a utility area for the building. The plan depicts the lease spaces as unfinished shell space to be completed by future tenants to fit the needs of their businesses.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed development will benefit the community and will help to improve the appearance of the area. The planned primary use for the proposed building is for restaurants with drive-thru service. It is the intent that most of the business for the future restaurants will be from the drive-thru service and there will be little demand at this location for dine-in service. Therefore, the 27 parking spaces required by Code will be excessive for the location and the proposed 22 parking spaces will be adequate for the restaurants. The landscaping waivers are necessary because of the limited street frontage of the parcel, the design of the driveways to access the site, the drive aisle for on-site traffic circulation, and an existing drainage swale which reduces the available planting area. The proposed landscaping for the site was designed around these site constraints.

Prior Land Use Requests

Application Number	Request	Action	Date
RS-20-500129	Record of survey for Las Vegas Boulevard South - recorded November 10, 2020	Approved PW Mapping	November 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	H-1	Convenience store, gasoline station & restaurant
South & West	Industrial	M-1	Storage yard
East	Public Facilities	P-F	McCarran International Airport

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The intended use of the site is for restaurants with drive-thru service. The use permit requests for retail sales, services, and offices are to allow for possible alternative uses for the lease spaces depending on demand of future tenants. All these uses are consistent and compatible with other developments in the area. Staff finds the uses are appropriate at the proposed location and can support the use permits.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1a & #1b

The applicant is stating that the intended use for the site is fast food restaurants where most of the business will be provided by the drive-thru services. Based on this premise the applicant is requesting a waiver of development standards to reduce parking for the site. There are some restaurant businesses which do most of their business via drive-thru service and can operate with fewer parking spaces than required by Code. However, staff finds that the applicant has not provided sufficient justification to support their request. The floor plans that were submitted depict shell space to be completed at a future date and based on the information provided there is no way to confirm at this time that the future restaurants will have limited dine-in service. Staff finds the site is not large enough to support the proposed development adequately for parking and on-site circulation. Therefore, staff does not support these waivers.

Waiver of Development Standards #2a & #2b

The width of the lot, future right-of-way dedication for Las Vegas Boulevard South, and the existing drainage swale are all unique circumstances for this site. Similar waivers for the alternative landscaping along Las Vegas Boulevard South have been approved for other developments in the area. McCarran International Airport is located across the street from this site and no landscaping has been provided along this portion of Las Vegas Boulevard South for the airport. The existing development on the adjacent property to the north has similar parking lot landscaping to the proposed development. Therefore, staff finds the proposed landscaping will be consistent and compatible with existing developments in this area and can support these waivers.

Design Review

Staff is concerned with the proposed design of the building and the drive-thru service lanes. Staff finds there is insufficient stacking distance between the entrances to the drive-thru service lanes and the menu and order board. There is the potential for vehicles queuing into the drive-thru lanes blocking the drive aisles and impeding on-site traffic circulation. Staff also believes the proximity of the exit for the northern drive-thru service lane to the entrance to the southern drive-thru service lane will cause conflicts that will further impede on-site traffic circulation. Staff believes this site is not large enough to safely accommodate 2 restaurants with drive-thru services and therefore, does not support the design review.

Public Works - Development Review

Waiver of Development Standards #3

The applicant is required to dedicate to Clark County their proportionate share of a 200 foot wide right-of-way on Las Vegas South according to Title 30 and the Clark County Transportation Element. Until the Las Vegas Boulevard improvements occur, staff has no objection to the reduction in the throat depth for the commercial driveway. The applicant was made aware that as designed, the functionality of the site will be impacted when Las Vegas Boulevard South is fully improved.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

MORE IMPORTANTLY, the development will penetrate the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210 (12)(D) of the Clark County Unified Development Code, final action CANNOT occur until the FAA has issued an airspace Determination of No Hazard and the Department of Aviation has reviewed the determination. (Note that Section 30.16.210 (12)(D) requires that the FAA Determination of No Hazard shall be submitted 2 weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see Chapter 30.48 Part B]).

The property lies within the AE-70 (70 - 75 DNL) noise contour for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval of the use permits, waiver of development standards #2a, #2b, and #3; denial of waiver of development standards #1a and #1b and the design review.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Once the use has commenced there shall be no time limit to commence waivers of development standards #1b and #3.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Coordinate with Public Works - Traffic Management for the Las Vegas Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Las Vegas Boulevard improvement project.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 PART B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; the Federal Aviation Administration will no longer approve remedial noise mitigation measures for

incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features (trash enclosure doors impede on access lane).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0335-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PHOENIX REALTY HOLDINGS, LLC

CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST., LAS VEGAS, NV 89102

DRAFT

04/06/21 PC AGENDA SHEET

RESTAURANT
(TITLE 30)

EMERALD AVE/MOUNTAIN VISTA ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0055-A.R. GILE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow access to a local street; and 2) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) a restaurant with drive-thru service; and 2) alternative parking lot landscaping on a portion of 2.0 acres in a C-2 (General Commercial) Zone within the Russell Road Transition Corridor Overlay District.

Generally located on the southwest corner of Emerald Avenue and Mountain Vista Street within Paradise. JG/al/jd (For possible action)

RELATED INFORMATION:

APN:
161-29-415-002 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow access to Emerald Avenue, a local street, where not permitted per Table 30.56-2.
2.
 - a. Reduce driveway throat depth to a minimum of 9 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 64% reduction).
 - b. Reduce the departure distance from an intersection to a driveway to 38 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (an 80% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description

General Summary

- Site Address: NA
- Site Acreage: 2 (portion)
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 4,472
- Parking Required/Provided: 45/59

Site Plan

The request is to develop the northern approximately 1.3 acre portion of a 2 acre parcel with a fast food restaurant (McDonald's) with a drive-thru service. The parcel has frontage along Emerald Avenue, Mountain Vista Street, and Russell Road. The southern portion of the parcel is located within the Russell Road Transition Corridor Overlay District; however, the proposed restaurant is located on the portion of the parcel that is not within the overlay district. Access to the proposed restaurant portion of the site will be provided by new driveways from Emerald Avenue and Mountain Vista Street. There is an existing driveway for the parcel on Russell Road; however, the plans do not depict pavement being added to connect the restaurant portion of the parcel to this driveway. There are existing single family residences on Emerald Avenue to the north and west of this site and per Table 30.56-2 commercial developments are not permitted to have access to streets with existing residential development unless it is the only access to the site. The waiver for the reduced driveway throat depth is for the driveway from Emerald Avenue. The reduced departure distance is from the intersection of Emerald Avenue and Mountain Vista Street to the proposed driveway on Mountain Vista Street.

The proposed restaurant is in the central portion of the northern 1.3 acres of the parcel. Parking for the restaurant is located to the north, west, and south of the building. The entrance to the drive-thru service is located on the northwest corner of the building and starts with 2 lanes for ordering. The vehicles move along the west side of the building to the south side of the building where the 2 lanes merge into a single lane for the payment and pick-up windows located on the south side of the building.

Landscaping

The plans depict a minimum 7 foot wide landscape area consisting of large evergreen trees, shrubs, and groundcover located along the western property line adjacent to an existing single family residence. A minimum 10 foot wide landscape area consisting of trees, shrubs, and groundcover and an attached sidewalk are depicted along Emerald Avenue. There is an existing attached sidewalk located along Mountain Vista Street. The plan depicts a minimum 15 foot wide landscape area with trees, shrubs, and groundcover located along Mountain Vista Street. Additional landscape areas consisting of trees, shrubs, and groundcover are depicted adjacent to the building and within the parking areas. The required number of landscape islands are not being met for the parking spaces on the north side of the building.

Elevations

The proposed building is 1 story with a maximum height of approximately 19 feet. The building has a flat roof behind parapet walls. The exterior of the building is a combination of decorative metal siding, cement fiber board in a horizontal lap pattern, aluminum and glass store front system, and stucco painted in earth tone colors.

Floor Plans

The building has an area of 4,472 square feet which includes kitchen and food preparation areas, dining area, customer service counter, drive-thru service windows, restrooms, and offices.

Signage

Signage is not a part of this request. Signage is depicted on the building elevations; however, no details were provided for the signs to allow for a review of the signage.

Applicant's Justification

The applicant indicates that the proposed restaurant will provide an additional dining option for the residents in this area and will contribute to the local economy. The proposed driveway on Emerald Avenue will allow for positive traffic flow on-site and better access to and from the site. The waivers for the driveway throat depth and departure distance are due to the size and shape of the lot, and existing developments abutting this site which limit design options.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac)	R-E	Single family residential
South	Commercial General & Commercial Neighborhood	R-E, C-1, & C-2	Convenience store with gasoline sales, commercial development & undeveloped
East	Commercial General	R-E & C-2	Convenience store with gasoline sales & undeveloped
West	Residential Low (up to 3.5 du/ac) & Commercial General	R-E & C-2	Single family residential & undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Waivers of Development Standards

According to Title 30 the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

Emerald Avenue is developed with single family residences to the north and west of this site. There are no other commercial uses along this street. Staff understands that additional access to other streets other than Mountain Vista Street can allow for better access and on-site traffic flow. However, commercial traffic should be discouraged from residential neighborhoods. Additionally, the parcel could have access to Russell Road, an arterial street designed for heavier traffic volumes. This could allow for additional access to the site and improved on-site traffic circulation without impacting an existing single family residential community. Additionally,

staff finds that the applicant has not provided a sufficient justification to warrant the approval of the waiver to allow the access to Emerald Avenue. Therefore, staff does not support this request.

Design Reviews

The design of the building is consistent with other commercial developments in the area. This site is close to existing single family residences and impacts from this site will be mitigated with additional landscaping along the perimeter of the site that abuts the residential developments. The request for alternative parking lot landscaping is due to parking areas located on the north side of the building not having the required number of landscape islands. However, additional trees are being provided at other locations on-site to off-set the lack of trees within the parking area on the north side of the building. Therefore, staff can support the design reviews for the building and the alterative parking lot landscaping.

Public Works - Development Review

Waiver of Development Standards #2a

Staff cannot support the request to reduce the throat depth for the Emerald Avenue commercial driveway. This driveway is adjacent to the double drive-thru entry of the restaurant and may cause stacking of vehicles in the right-of-way. Staff concurs with the Planning analysis, the parcel could have access from Russell Road and avoid safety issues with the residential lots along Emerald Avenue.

Waiver of Development Standards #2b

Staff cannot support the reduction in the distance from the intersection of Mountain Vista Street and Emerald Avenue to the commercial driveway. The minimum required distance is intended to provide a safe transition to private property from public roads while reducing the chance for accidents. In addition, traffic could face slowing or stop conditions due to the driveway being so close to the intersection, as those trying to enter the site may face immediate conflicts with drivers attempting to negotiate the tight turn out of the drive-thru, further complicating the off-site to on-site movements. Cross access with the development to the south, coupled with the 2 existing curb cuts on Russell Road, would make the site safer.

Staff Recommendation

Approval of the design reviews; denial of the waivers of development standards.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for

conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

Building Department - Fire Prevention

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0021-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

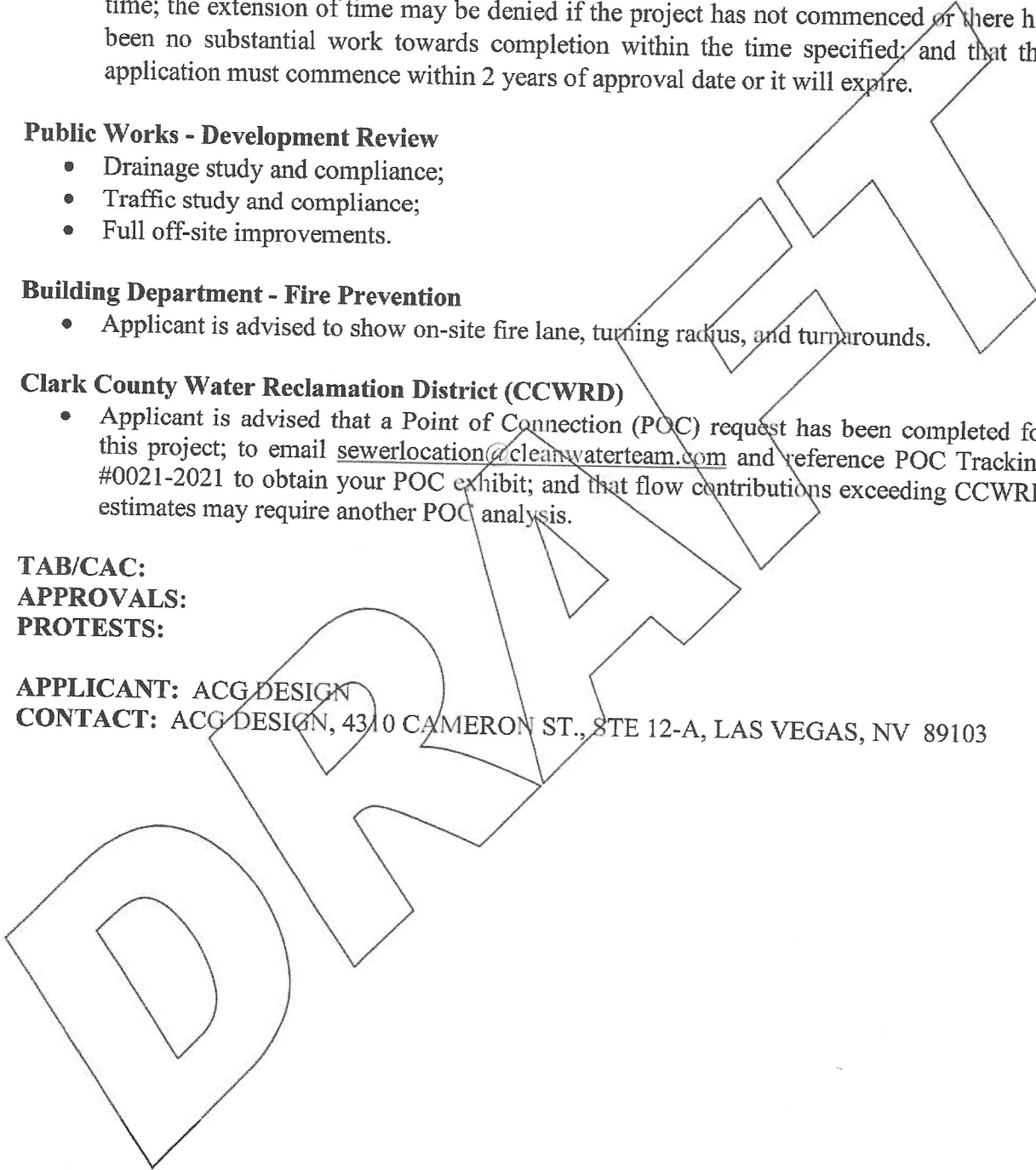
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON ST., STE 12-A, LAS VEGAS, NV 89103





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>4750</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <u>6750</u> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-21-0058</u> DATE FILED: <u>2-8-21</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>3-9-21</u> PC MEETING DATE: <u>4-6-21</u> BCC MEETING DATE: <u>-</u> FEE: <u>\$1,150.00</u>
	PROPERTY OWNER NAME: <u>A.R. Gile, LLC</u> ADDRESS: <u>2460 Professional Ct #120</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-839-0050</u> CELL: <u>702-596-4039</u> E-MAIL: <u>samurairay@aol.com</u>
	APPLICANT NAME: <u>ACG Design</u> ADDRESS: <u>4310 Cameron St #12-A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-448-8737</u> CELL: <u>702-931-2992</u> E-MAIL: <u>hshinton@acg.design</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>ACG Design</u> ADDRESS: <u>4310 Cameron St #12-A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-448-8737</u> CELL: <u>702-931-2992</u> E-MAIL: <u>hshinton@acg.design</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-29-415-002

PROPERTY ADDRESS and/or CROSS STREETS: E Russell Rd and Mountain Vista St

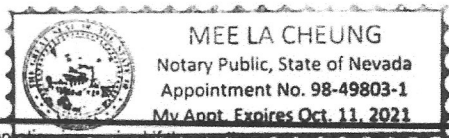
PROJECT DESCRIPTION: New McDonald's Restaurant

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)* [Signature] Raymond Shapiro Managers Manager
 Property Owner (Print) A.R. Gile LLC.

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 26, 2020 (DATE)
 By Raymond J. Shapiro
 NOTARY PUBLIC: [Signature]



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

APR-20-100773

6



January 13, 2021

Clark County Public Works – Comprehensive Planning
500 S Grand Central Pkwy
Las Vegas, NV. 89155

RE: New McDonald's Restaurant
APN# 161-29-415-002

To Whom It May Concern,

Please find attached our Design Review package for the above referenced project, where we are proposing a new McDonald's restaurant (4,472 SF). We are providing 59 parking stalls in total where 45 is required which includes 3 accessible stalls.

Additionally, we are providing 44 perimeter landscape trees where 40 is required, which will include an intense landscape buffer along the West property line to provide screening for the residential use. 15 parking area landscape trees will be provided where 10 is required. The landscape is setback at 15' on the East side (Mountain Vista St), and all landscaping materials consists of trees, shrubs, & ground cover per Southern Nevada Regional Planning Coalition Regional Plant List and Title 30.

Two bicycle racks, providing four bicycle parking spaces, are included. The proposed store is within all required setbacks and is architecturally compatible with the surrounding area.

Waiver of Development Standards:

- 1) We are requesting a waiver of development standards to allow the commercial driveway access off Emerald Ave (a local street). To allow for positive traffic flow on-site the access from Emerald Ave is necessary.
- 2) Additionally, we are requesting a waiver of development standards for the throat depth of the proposed driveway off Emerald Ave. The proposed throat depth is 9' on the West and 17.3' on the East where 25' is required.
- 3) Lastly, we are requesting a waiver of development standards for the departure distance of the proposed driveway on Mountain Vista. The proposed departure distance is 38.6' where 190' is required.

6

04/07/21 BCC AGENDA SHEET

BANQUET FACILITY
(TITLE 30)

CAMERON ST/HACIENDA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400016 (UC-18-0151)-EGG WORKS HOLDING CO, LLC:

USE PERMITS SECOND EXTENSION OF TIME for the following: 1) banquet facility; and 2) live entertainment.

DESIGN REVIEW for exterior modifications to an existing office/warehouse building within an existing office/warehouse complex on 1.2 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the southwest corner of Cameron Street and Hacienda Avenue within Paradise. MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:
162-30-301-020

LAND USE PLAN:
WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:
Project Description
General Summary

- Site Address: 5321 Cameron Street
- Site Acreage: 1.2
- Project Type: Banquet facility/live entertainment
- Number of Stories: 1
- Building Height (feet): 29
- Square Feet: 7,778 (lease area)
- Parking Required/Provided: 102/120 (complex)

Site Plans

The previously approved plans show a banquet facility with live entertainment located within the southern portion of an existing building located in an office/warehouse complex. Access to the complex is from both Cameron Street and Hacienda Avenue. The existing building is located on the northeast corner of the office/warehouse complex.

Landscaping

Landscaping is not part of this request.

Elevations

The existing building is 1 story with a maximum height of approximately 29 feet. The building is constructed with concrete tilt-up panels painted in earth tone colors, with a flat roof behind parapet walls. The previous plans indicate that some of the existing storefronts within the lease area would be removed and covered to match the existing exterior building finish.

Floor Plans

The existing building has an area of approximately 19,387 square feet. The facility occupies the southern 7,778 square feet of the building. Within the lease area is a lobby, offices, bars, game area, stage, viewing area, food staging area, and restrooms.

Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400026 (UC-18-0151)

Current Planning

- Until April 17, 2021 to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for UC-18-0151

Current Planning

- 2 years to commence and review as a public hearing.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Applicant's Justification

The applicant is requesting to have the review date associated with this application extended since the pandemic has created hardships and restrictions in hosting events. The applicant is requesting that the review date be extended to 2022, which will allow time for events to be hosted prior to new hearing date.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400026 (UC-18-0151)	Extension of time for banquet facility and live entertainment and design review for modifications	Approved by BCC	April 2020
UC-18-0151	A banquet facility with live entertainment	Approved by PC	April 2018

Application Number	Request	Action	Date
UC-0785-15	A banquet facility with outside uses, supper club and live entertainment with a waiver to reduce parking	Withdrawn by Applicant	January 2018
DR-1690-98	Building addition to the southeastern office building within the complex	Approved by PC	November 1998
DR-0867-97	Western and northeastern office/warehouse building within the complex	Approved by PC	June 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Industrial	M-1	Office/warehouse uses
East	Industrial	M-1	Office/warehouse & retail uses
West	Industrial	M-1	Commercial vehicle (Penske) maintenance facility

Related Applications

Application Number	Request
UC-21-0046	Use permit for outside dining is a related item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

Due to the ongoing pandemic this year, all events and shows were cancelled; therefore, the impact of the banquet facility on this property and adjacent properties is not able to be assessed. Staff recommends approval of the requested extension of time with a review date in the future.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until April 17, 2022 to review.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

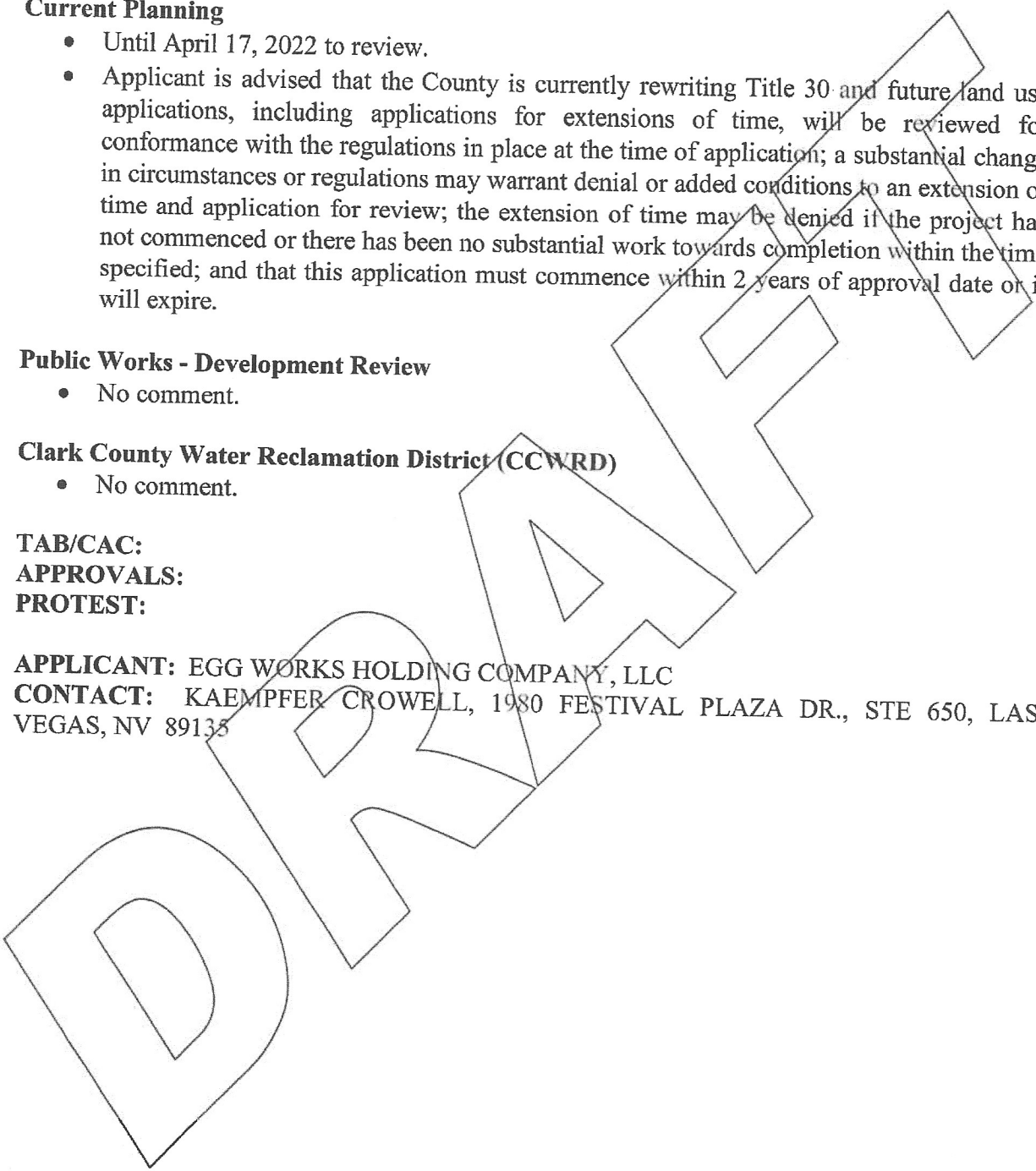
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: EGG WORKS HOLDING COMPANY, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) <u>ET-20-400026</u> (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>AP-21-400016</u> DATE FILED: <u>2/2/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>3/9/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/7/21</u> FEE: <u>\$ 475.00/0</u>
	PROPERTY OWNER NAME: <u>Egg Works Holding Company, LLC</u> ADDRESS: <u>5321 Cameron Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>Egg Works Holding Company, LLC</u> ADDRESS: <u>5321 Cameron Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
	CORRESPONDENT NAME: <u>Kaempfer Crowell -- Ann Pierce</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 162-30-301-020
 PROPERTY ADDRESS and/or CROSS STREETS: 5321 Cameron Street
 PROJECT DESCRIPTION: Required review as part of condition of approval of ET-20-400026 (UC-18-0151)

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

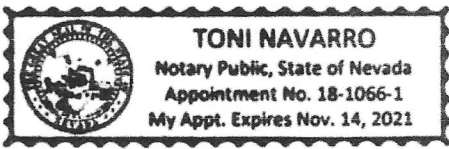
Bradley J Burdsall
 Property Owner (Signature)*

Bradley J Burdsall
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 12, 2021 (DATE)

By Bradley Burdsall
 NOTARY PUBLIC: _____



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kcwlvlaw.com
702.792.7050

January 26, 2021

VIA UPLOAD

Steve DeMerritt
Clark County
Department of Comprehensive Planning
500 S. Grand Central Parkway #1
Las Vegas, NV 89155

Re: Justification Letter for Diversion Amusements – 5321 Cameron Street

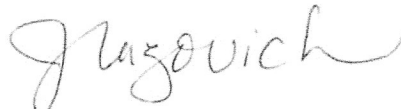
Dear Steve:

Our Firm represents Diversion Amusements. We are requesting a required review. ET-20-400026 imposed a condition “until April 17, 2021 to review as a public hearing.” Given the pandemic and restrictions, it has been difficult to host events. Therefore, we are asking that this condition be amended until a date specified in 2022 which will allow time for events to be hosted prior to the new review date.

Thank you for your consideration of this application.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/amp

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

AR-21-400018

04/07/21 BCC AGENDA SHEET

OUTDOOR DINING
(TITLE 30)

CAMERON ST/HACIENDA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0046-EGG WORKS HOLDING CO. LLC:

USE PERMITS for the following: 1) proposed outside dining in conjunction with an existing banquet facility; 2) eliminate the pedestrian access around outside dining/drinking area (banquet facility); and 3) allow outdoor dining not in conjunction with a restaurant, supper club, tourist club or mixed-use development.

DESIGN REVIEW for outside dining in conjunction with an existing banquet facility on 1.2 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the southwest corner of Cameron Street and Hacienda Avenue within Paradise. MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:

162-30-301-020

USE PERMIT:

1. Outdoor dining/drinking.
2. Eliminate the minimum 48 inch wide pedestrian access around the perimeter of the outside dining/drinking area where required per Table 30.44-1.
3. Allow for outdoor dining not in conjunction with a supper club, restaurant, tourist club or mixed-use development per Table 30.44-1.

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5321 Cameron Street
- Site Acreage: 1.2
- Project Type: Outdoor dining in conjunction with a banquet facility
- Number of Stories: 1
- Building Height (feet): 29
- Square Feet: 1,785 (outdoor dining area)
- Parking Required/Provided: 101/120 for the complex

Site Plans & History

The plans show a banquet facility with live entertainment located within the southern portion of an existing building located within an office/warehouse complex. A previous use permit was approved for a banquet facility and live entertainment. Access to the complex is from both Cameron Street and Hacienda Avenue. The existing building is located on the northeast corner of the office/warehouse complex. A proposed outdoor dining area is the subject of this use permit and will be in the northwest portion of the building and will be accessed internally from the approved banquet facility.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The existing building is 1 story with a maximum height of approximately 29 feet. The building is constructed with concrete tilt up panels painted in earth tone colors with a flat roof behind parapet walls. The proposed addition of outdoor dining is enclosed with a 7 foot high barrier and roof. Access is only through the banquet facility and will have an egress only door.

Floor Plans

The plans depict a 1,785 square foot outdoor dining area that is enclosed along the perimeter per Code. The existing building has an area of approximately 19,387 square feet. The banquet facility will occupy the southern 7,778 square feet of the existing building. Within the lease area is a lobby, offices, bars, game area, stage, viewing area, food staging area, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the banquet facility hosts high end parties, corporate events, private functions, and fundraising events for charity. As part of the approved facility is a stage for live performances, pinball machines, arcade games, darts, and more amusement games. As part of this application, a proposed outdoor dining/drinking area is located in the northwest portion of the building, and only accessible from the interior of the banquet facility.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400026 (UC-18-0151)	Extension of time for banquet facility and live entertainment	Approved by BCC	April 2020
DR-18-0704	Warehouse	Approved by PC	October 2018
UC-18-0151	Banquet facility with live entertainment	Approved by PC	April 2018
UC-0785-17	A banquet facility with outside uses, supper club, and live entertainment with a waiver to reduce parking	Withdrawn by Applicant	January 2018

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1690-98	Building addition to the southeastern office building within the complex	Approved by PC	November 1998
DR-0867-97	Western and northeastern office/warehouse building within the complex	Approved by PC	June 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Industrial	M-1	Office/warehouse uses
East	Industrial	M-1	Office/warehouse & retail uses
West	Industrial	M-1	Commercial vehicle (Penske) maintenance facility

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Use Permit #1

The site is located within an area that abuts existing industrial uses in an M-1 zone. The closest residential use is located approximately 1,360 feet to the east. Required parking is being provided for the complex, and the banquet facility typically will be in operation when many of the other businesses within the complex would be closed, which further reduces parking demand. Staff finds the proposed use of an outdoor dining area will be compatible with the banquet facility and will not result in an adverse effect on adjacent properties; therefore, staff can support this request.

Use Permit #2

Staff does not object to eliminating the 48 inch wide pedestrian access requirement around the perimeter of the outside dining and drinking patio area. The outside dining/drinking patio has an overall area of 1,785 square feet and is enclosed on all 3 sides and by the existing building. Given the patio location behind the existing building, a 48 inch wide pedestrian access around the perimeter would be of no use and it would not lead or connect to anything. In addition, customers can only access the outdoor dining/drinking area from inside the building. The design of the outside patio has ample room for customers and staff to circulate throughout the area, and safely be away from vehicular traffic; therefore, staff can support this portion of the request.

Use Permit #3

Staff's primary concern with these type of uses are to ensure compatibility with existing uses and adjacent properties. Generally, outdoor dining/drinking is often associated with supper clubs and restaurants and are reviewed with impacts to adjacent uses. The immediate area consists of primarily industrial and manufacturing uses, and a banquet facility with outdoor dining/drinking will have minimal impact to these uses; therefore, staff can support this request.

Design Review

The proposed modifications to the exterior of the existing office/warehouse building will upgrade the appearance of the building and will not adversely impact the surrounding properties. The design does not pose unwarranted effects as adjacent land uses are industrial or commercial in use. The design of the outside patio has ample room for customers and staff to circulate throughout the area, and safely be away from vehicular traffic; therefore, staff can support the design review.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EGG WORKS HOLDING COMPANY, LLC
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-21-0046</u> DATE FILED: <u>2/2/21</u> PLANNER ASSIGNED: <u>SWP</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>3/9/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/7/21</u> -- FEE: <u>\$1,350</u>
	PROPERTY OWNER NAME: <u>Egg Works Holding Company, LLC</u> ADDRESS: <u>5321 Cameron Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>Egg Works Holding Company, LLC</u> ADDRESS: <u>5321 Cameron Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
	CORRESPONDENT NAME: <u>Kaempfer Crowell -- Ann Pierce</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 162-30-301-020
 PROPERTY ADDRESS and/or CROSS STREETS: 5321 Cameron Street
 PROJECT DESCRIPTION: Use Permit for outside dining and drinking

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Bradley J Burdsall
 Property Owner (Signature)*

Bradley J Burdsall
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 12, 2021 (DATE)

By Bradley Burdsall
 NOTARY PUBLIC: _____



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

8

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

January 26, 2021

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

VIA UPLOAD

Steve DeMerritt
Clark County
Department of Comprehensive Planning
500 S. Grand Central Parkway #1
Las Vegas, NV 89155

UC-21-0046

Re: Justification Letter for Diversion Amusements – 5321 Cameron Street

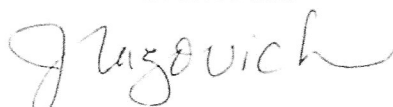
Dear Steve:

Our Firm represents Diversion Amusements. We are requesting a required review. ET-20-400026 imposed a condition "until April 17, 2021 to review as a public hearing." Given the pandemic and restrictions, it has been difficult to host events. Therefore, we are asking that this condition be amended until a date specified in 2022 which will allow time for events to be hosted prior to the new review date.

Thank you for your consideration of this application.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/amp



KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kcnvlaw.com
702.792.7050

January 19, 2021

Clark County
Department of Comprehensive Planning
500 S. Grand Central Parkway #1
Las Vegas, NV 89155

UC-21-0046

Re: Justification Letter for Diversion Amusements – 5321 Cameron Street

To Whom It May Concern:

Diversion Amusements is proposing to add a small area for outdoor dining and drinking to an approved banquet facility (UC-18-0151). Diversion Amusement plans to host high end pre-game parties for the Las Vegas Raiders, Vegas Golden Knights and the UNLV Running Rebels. In addition to the pre-game parties, the facility can hold corporate events, private functions, and fundraising events for charities.

The project is located at 5321 Cameron Street, Las Vegas, NV 89118. The location is conveniently located near the existing T-Mobile Arena and the future Raiders Stadium. A portion of the existing building is currently used as a commissary kitchen that supplies food to the owner's sister companies "Egg Works" and "Egg & I" family restaurants. The existing kitchen will also service banquet facility. Within the existing renovated banquet space there is a stage for live performances, a bar, pinball machines, arcade games, darts, pool tables, shuffle boards as well as other amusement games.

As part of this application, we are seeking a special use permit to allow for outside dining and drinking within an existing enclosed area. The outside dining and drinking is only 1,785 square feet. The outside use area is already enclosed with existing walls and will only be accessible from the inside. There will be an egress only door as required by code. Total calculated parking requirements for the banquet facility require 94 parking spaces. There are 120 existing parking spaces across the subject site as shown on the site plan.

We believe this addition of the outside dining and drinking area is minor and will not be disruptive to the surrounding area or businesses. The surrounding businesses typically operate from 8 a.m. to 5 pm, Monday thru Friday. The events hosted at the banquet facility will be primarily before and during sporting events that are not typically during normal business hours.

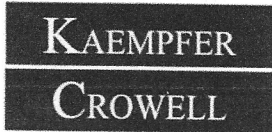
We are also requesting a required review. ET-20-400026 imposed a condition "until April 17, 2021 to review as a public hearing." Given the pandemic and restrictions, it has been difficult to host events. Therefore, we are asking that this condition be amended until a date specified in 2022 which will allow time for events to be hosted prior to the new review date.

LAS VEGAS OFFICE
1980 Festival Plaza Drive
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Las Vegas, NV 89135
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8



Clark County
Department of Comprehensive Planning
January 19, 2021
Page 2

Thank you for your consideration of this application.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in cursive script that reads "JLazovich".

Jennifer Lazovich

JL/sfm

8

04/07/21 BCC AGENDA SHEET

LONG/SHORT TERM LODGING
(TITLE 30)

NAPLES DR/UNIVERSITY CENTER DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400018 (ZC-18-0234)-NAPLES ENCLAVES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce front setback; 2) reduce parking; 3) allow alternative street landscaping; 4) allow modified design standards; and 5) waive off-site improvements (curb, gutter, sidewalk, and streetlights).

DESIGN REVIEWS for the following: 1) allow alternative parking lot landscaping; and 2) convert an existing multiple family residential use to long/short term lodging on 0.4 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Naples Drive, 300 feet east of University Center Drive within Paradise. JG/tk/jd (For possible action)

RELATED INFORMATION:

APN:
162-22-306-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback of an existing building to 9 feet where 10 feet is required per Table 30.40-4 and Section 30.56.030 (a 10% reduction).
2. Reduce parking to 10 spaces where 22 spaces are required per Table 30.60-1 (a 54% reduction).
3. Permit existing alternative landscaping along a local street (Naples Drive) where landscaping per Figure 30.64-13 is required.
4.
 - a. Allow existing driveway design where commercial driveway is required per Uniform Standard Drawing 222.1.
 - b. Allow throat depth to zero feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
5. Waive off-site improvements (curb, gutter, sidewalk, and streetlights) along Naples Drive.

DESIGN REVIEWS:

1. Permit existing alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
2. Site modifications and conversion of an existing multiple family residential use to long/short term lodging.

**LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL**

BACKGROUND:

Project Description

General Summary

- Site Address: 712 E. Naples Drive
- Site Acreage: 0.4
- Number of Lots/Units: 22
- Project Type: Long/short term lodging
- Number of Stories: 2
- Building Height (feet): 18
- Square Feet: 7,228
- Parking Required/Provided: 22/10

History

In May of 2018, long term/short term lodging was approved by way of ZC-18-0234 which also reclassified the property from R-5 Zone to C-2 Zone. Included in this approval was a 2 year review for several Public Works conditions. In July of 2020, a review of the conditions was approved by AR-20-400045 (ZC-18-0234). In this review, several additional conditions were placed on the project with specific timeframes for completion. The applicant is now requesting additional time in which to complete those conditions.

Site Plans

The approved plans depict an existing multiple family complex to be converted to long/short term lodging with improvements consisting of an addition of a trash enclosure, bicycle racks in the courtyard, and re-stripping the existing parking lot by creating a 1 way entry on the easterly side of the buildings and exit on the westerly side of the buildings. There are no additional buildings that were proposed with the site improvements. The approved site is developed with 3 existing buildings connected by covered walkways consisting of a total of 22 units and measuring 7,228 square feet. Buildings #1 and #2 consist of 10 units each with Building #3 consisting of 2 units with a laundry room on the lower level, and a storage room on the second level. The building was approved in 1975 to be built 10 feet from the front property line; however, due to better surveying the building now sits approximately 9 feet from the front property line, not including the architectural intrusion containing the entry gates into the courtyard of the development.

Landscaping

The previously approved plans depict the existing street landscaping consists of 5 trees along Naples Drive in a 5 foot to 9 foot 9 inch wide landscape area, 5 trees located in a 5 foot wide planter along the west property line, and 5 trees within the existing courtyard. A portion of the street landscaping includes an accessible route from the street and parking lot to the entry of the building that may need to be upgraded depending upon the site grading.

Elevations

The photographs and previously approved plans depict 3 existing 2 story buildings with 18 foot high painted concrete block exterior with flat roof. Each unit is shown with wall mounted air conditioning units visible on the exterior of the buildings. The south elevation includes a gated entry feature.

Floor Plans

The existing building contains 22 single bed/studio units. Each unit includes a kitchenette, bathroom, and living area. There are no changes to the existing floor plans.

Previous Conditions of Approval

Listed below are the approved conditions for AR-20-400045 (ZC-18-0234):

Current Planning

- Remove time limit for review;
- Obtain building permits for conversion to long/short term lodging within 6 months;
- Obtain building permits for trash enclosure within 6 months;
- Provide proof to staff that parking lot has been re-stripped according to approved plans within 6 months.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- 18 months to complete full off-site improvements except street lights;
- Reconstruct existing driveways to commercial pan driveways per Uniform Standard Drawing 234;
- Post signage indicating that the driveways are 1 way only.

Listed below are the approved conditions for ZC-18-0234:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- 2 years to submit off-site improvement plans;
- 2 years to review as a public hearing waiver to allow existing driveway, throat depth and off-sites;
- Parking space striping in the right-of-way shall be removed prior to the issuance of any building permits or business licenses.

Department of Aviation

- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that an extension of time is needed to fulfill the requirements from the last approval. The Notice of final action (NOFA) from AR-20-400045 (ZC-18-0234) requires a building permit for any trash enclosure. The applicant indicates that progress has been made on the other conditions, but additional time is needed for the condition mentioned above. The applicant also indicates that COVID-19 has impacted the project.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-20-400045 (ZC-18-0234)	Application for review of a zone change from R-5 to C-2 zoning, use permit for long/short term lodging, waivers to reduce front setback, reduce parking, allow alternative street landscaping, allow modified design standards, and waived off-site improvements, with design reviews to allow alternative parking lot landscaping, and converted an existing multiple family residential use to long/short term lodging	Approved by BCC	July 2020
ZC-18-0234	Reclassified from R-5 to C-2 zoning with use permit for long/short term lodging, waivers to reduce front setback, reduce parking, allow alternative street landscaping, allow modified design standards, and waived off-site improvements, with design reviews to allow alternative parking lot landscaping, and converted an existing multiple family residential use to long/short term lodging	Approved by BCC	May 2018
ZC-24-75/ VC-16-75	Reclassified 0.4 acres from R-4 to R-5 zoning for a 22 unit apartment complex with a reduction to front setback to 10 feet and reduction to parking to 28 spaces	Approved by BCC	April 1975

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	H-1	Multiple family residential
South	Commercial General	R-5	Multiple family residential
East	Public Facilities	P-F	UNLV
West	Commercial General	C-2	Retail shop

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Although the applicant has been delayed in meeting some of the conditions from the previous approval, the applicant has continued making progress toward obtaining the necessary permits for the trash enclosure. Staff has no objections to this request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until July 08, 2023 to complete.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: NAPLES ENCLAVES LLC

CONTACT: NAPLES ENCLAVES LLC, 712 EAST NAPLES DRIVE #5, LAS VEGAS, NV
89119

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>ZC-18-0234</u> <small>(ORIGINAL APPLICATION #)</small> <input type="checkbox"/> APPLICATION REVIEW (AR) <small>(ORIGINAL APPLICATION #)</small>	STAFF APP. NUMBER: <u>ET-21-400018</u> DATE FILED: <u>2/3/2021</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>3/9/21</u> PC MEETING DATE: _____ 7:00PM BCC MEETING DATE: <u>4/7/21</u> FEE: <u>\$600</u>
	PROPERTY OWNER NAME: <u>Naples Enclaves LLC - Maria Zahajko</u> ADDRESS: <u>712 E. Naples Dr #5</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 488 7292</u> CELL: <u>702 488 7292</u> E-MAIL: <u>mariazahajko@gmail.com</u>
	APPLICANT NAME: <u>Naples Enclaves LLC - Maria Zahajko</u> ADDRESS: <u>712 E. Naples Dr #5</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 488 7292</u> CELL: <u>702 488 7292</u> E-MAIL: <u>mariazahajko@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Maria Zahajko</u> ADDRESS: <u>712 E. Naples Dr #5</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 488 7292</u> CELL: <u>702 488 7292</u> E-MAIL: <u>mariazahajko@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 1162 - 22 - 306 - 1003

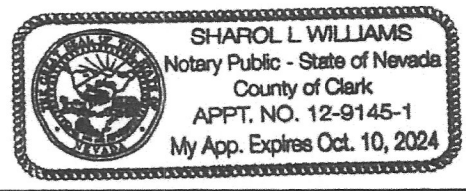
PROPERTY ADDRESS and/or CROSS STREETS: 712 E. Naples Dr #5 LV, NV 89119

PROJECT DESCRIPTION: zoning change

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Maria Zahajko Maria Zahajko
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON DECEMBER 29, 2020 (DATE)
 By MARIA ZAHAJKO
 NOTARY PUBLIC: [Signature]



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

December 29, 2020

Clark County – Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

**PLANNER
COPY**

ET-21-400078

Re: 712 E. Naples Drive – Justification Letter for an Extension of Time (ZC-18-0234)

To Whom It My Concern:


On July 16th, 2020 A notice of Final action for ZC-18-0234 was approved subject to 6 month and 18 month conditions;

Due to the substantial change of circumstances we have experienced because of the COVID pandemic in trying to find a qualified contractor who was available to obtain the permit for the trash enclosure. We have completed most of the other 6 month conditions: we obtained a building permit for conversion to long/short term lodging within 6 months; and the parking lot has been restriped according to approved plans with one way signs installed. The engineer, Taney Engineering, is working on the 18 month conditions which are due January 2022.

We started with CK Masonry, a contractor who said he could do the trash enclosure - then a month later he said he's never obtained a permit from the Clark County Building department and asked us to go get the permit for him. We were under the impression he was working on getting the permit during this time. When we went to the Building Department to get the permit we were told the contractor has to get the permit. We found another contractor, Joe Cerna, and he said he could get the permit for us. We called and left several messages and texts over the course of 2 months and kept getting a message that someone will call to help with getting the permit. I was then told by Joe Cerna that his employee who was supposed to call me had oral surgery and would call after he recovered. I still haven't heard back from them. I finally found another contractor, Hirschi Masonry, in December of 2020 who gave a quote, can do the work and will apply for and get the permit. However, they told me it will take up to 8 weeks, maybe longer, to obtain the permit from the Building Department and this condition is due on January 8th 2021 so we need more time to complete this condition.

At this time the project has commenced and there has been substantial investment and time by contractors and Engineers.

We humbly request an extension of time to complete the conditions requested by the Board of County Commissioners for AR20-400045 (ZC-18-0234).

Respectfully,

Maria Zahajko