



# PARADISE TOWN ADVISORY BOARD

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

April 13, 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, Maureen Helm at 702-606-0747 and is/will be available on the County's website at [www.clarkcountynv.gov](http://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](mailto:bva@clarkcountynv.gov), before 5:00 pm, March 30, 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](mailto:mhelmtab@gmail.com)

County Liaison(s): Blanca Vazquez 702-455-8531, [bva@clarkcountynv.gov](mailto: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](mailto:bva@clarkcountynv.gov), before 5:00 pm, on April 13, 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 March 30, 2021. (For possible action)
- IV. Approval of the Agenda for April 13, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
  - 1. **WS-21-0069-VEGAS 888 LAND CO, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased sign area; 2) increased sign height; and 3) reduced sign separation.  
**DESIGN REVIEW** for 3 proposed temporary signs (on-premises for sale) in conjunction with an existing multiple family residential development on 3.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Hugh Hefner Drive and the north side of Nevso Drive within Paradise. MN/jor/jd (For possible action) **PC 4/20/21**
  - 2. **WS-21-0080-HHP CALCYP SPE OWNER, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased sign area; and 2) increased sign height.  
**DESIGN REVIEW** for a proposed temporary sign (on-premises for sale) in conjunction with an existing multiple family residential development on 6.0 acres in a H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Sands Avenue and the west side of Paradise Road within Paradise. TS/jor/jd (For possible action) **PC 4/20/21**
  - 3. **UC-21-0107-M M OQUENDO, LLC:**  
**USE PERMIT** for a cannabis establishment (production facility) within an existing building on a 1.1 acre site in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone in the Adult Use Overlay District. Generally located on the north side of Oquendo Road, 280 feet east of Valley View Boulevard within Paradise. MN/jvm/jd (For possible action) **BCC 4/21/21**
  - 4. **UC-21-0108-M M OQUENDO, LLC:**  
**USE PERMIT** for a cannabis establishment (distribution facility) within an existing building on a 1.1 acre site in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone in the Adult Use Overlay District. Generally located on the north side of Oquendo Road, 280 feet east of Valley View Boulevard within Paradise. MN/jvm/jd (For possible action) **BCC 4/21/21**

5. **AR-21-400041 (UC-19-0133)-CHURCH SPRING MEADOWS PRESBYTERIAN:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** of a place of worship.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking in conjunction with an existing office/warehouse complex on a portion of 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Oquendo Road, 110 feet east of Decatur Boulevard within Paradise. MN/jor/jo (For possible action) **PC 5/4/21**
  
6. **ET-21-400031 (WS-0456-14)-OCOTILLO OASIS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME** to waive the requirements for streetlights along Pecos Road in conjunction with a single family residential development on 12.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Pecos Road, 630 feet south of Maule Avenue within Paradise. JG/nr/jo (For possible action) **PC 5/4/21**
  
7. **ET-21-400043 (WS-18-0613)-ALVARADO, ALICIA:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to reduce the side setback for a partially constructed room addition to an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Firethorn Lane, 110 feet north of Buckboard Lane within Paradise. MN/rk/jo (For possible action) **PC 5/4/21**
  
8. **UC-21-0104-MCA ARVILLE, LLC ETAL & MCA PAMA, LLC:**  
**USE PERMIT** to allow a health club within an existing office/warehouse complex on 5.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Arville Street, 700 feet south of Harmon Avenue within Paradise. MN/nr/jo (For possible action) **PC 5/4/21**
  
9. **UC-21-0105-GHKASHEF, LLC:**  
**USE PERMIT** for a hospice care facility.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow access to a residential local street.  
**DESIGN REVIEW** for a hospice facility on 2.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Amigo Street, 280 feet north of Windmill Lane within Paradise. MN/lm/jo (For possible action) **PC 5/4/21**
  
10. **VS-21-0096-COAST HOTELS & CASINOS, INC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Harmon Avenue located between Cameron Street and Arville Street within Paradise (description on file). MN/al/jd (For possible action) **PC 5/4/21**
  
11. **VS-21-0098-HIP VALLEY VIEW, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Valley View Boulevard located between Harmon Avenue and Rochelle Avenue (alignment) within Paradise (description on file). MN/rk/jd (For possible action) **PC 5/4/21**
  
12. **VS-21-0131-POST ROAD CAPITAL REF II, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Cameron Street (alignment) and Hinson Street (alignment), and between Patrick Lane (alignment) and Sunset Road within Paradise (description on file). MN/md/jd (For possible action) **PC 5/4/21**

13. **AR-21-400040 (UC-20-0104)-MANDALAY PROPCO, LLC:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** to waive conditions for temporary outdoor events (tailgating).  
**DESIGN REVIEW** for a temporary outdoor commercial event with temporary structures, eating and drinking areas including on-premises consumption of alcohol, retail sales, and live entertainment in conjunction with a resort hotel (Luxor Resort Hotel) on 62.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the north and south sides of Mandalay Bay Road within Paradise. MN/jgh/xx (For possible action) **BCC 5/5/21**
14. **DR-21-0110-WESTSTATE LAND:**  
**DESIGN REVIEWS** for the following: 1) modifications to a previously approved restaurant with drive-thru; and 2) finished grade on 1.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the southeast corner of Russell Road and Polaris Avenue within Paradise. MN/jt/jd (For possible action) **BCC 5/5/21**
15. **UC-21-0097-LV PECOS ROAD, LP:**  
**USE PERMIT** to allow loading spaces for a distribution center to be visible from a street.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow an attached sidewalk; and 2) alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) distribution center; and 2) finished grade on 8.6 acres in a M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the southeast corner of Pecos Road and Patrick Lane within Paradise. JG/jt/jd (For possible action) **BCC 5/5/21**
16. **UC-21-0120-3535 LV NEWCO, LLC:**  
**USE PERMIT** to allow primary access to a proposed restaurant from the exterior of a resort hotel.  
**DESIGN REVIEWS** for the following: 1) modifications to an approved comprehensive sign plan (Caesars Forum Meeting Center, LINQ Resort/Hotel, LINQ Promenade, & Harrah's Resort/Hotel); 2) increase the number of wall signs; 3) increase overall wall sign area; and 4) update the exterior façade on a 9.0 acre portion of approximately 60.0 acres for the LINQ Resort/Hotel in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Koval Lane, 900 feet north of Flamingo Road within Paradise. TS/lm/xx (For possible action) **BCC 5/5/21**
17. **WS-21-0103-HIGHLAND & STERLING LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative parking lot landscaping; and 2) allow alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) a restaurant with drive-thru; and 2) alternative parking lot landscaping in conjunction with an approved office and retail park on a 0.5 acre portion of a 9.0 acre site in a C-1 (Local Business) Zone and C-P (Office and Professional) Zone. Generally located on the east side of Maryland Parkway and the north side of Pebble Road within Paradise. MN/jvm/jd (For possible action) **BCC 5/5/21**

18. **WS-21-0117-SG ISLAND PLAZA LLC ETAL & NAKASH SHOWCASE II LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the allowed projection from a wall for a projecting sign.  
**DESIGN REVIEW** for a projecting sign in conjunction with a retail store (T-Mobile) within the Showcase Mall on 0.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 490 feet north of Tropicana Avenue within Paradise. JG/al/jo (For possible action) **BCC 5/5/21**

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](mailto:bva@clarkcountynv.gov), before 5:00 pm, April 13, 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: April 27, 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

March 30, 2021

## MINUTES

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

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

Jillee Rowland; Planning, Stephanie Halasi; Administrative Specialist

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

II. Public Comment:  
None

III. Approval of March 9, 2021 Minutes

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

Approval of Agenda for March 30, 2021

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

IV. Informational Items  
None

V. Planning & Zoning

1. **DR-20-0520-SCHOOL BOARD OF TRUSTEES:**  
**HOLDOVER DESIGN REVIEWS** for the following: 1) finished grade; and 2) retaining walls in conjunction with a school on 8.0 acres in a P-F (Public Facility) Zone. Generally located on the north side of Cherokee Lane, 100 feet east of Algonquin Drive within Paradise. TS/ja/jd (For possible action) **BCC 4/7/21**

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

2. **UC-21-0087-SCHIFF PARK:**  
**USE PERMITS** for the following: 1) allow alcohol sales, liquor - packaged only; and 2) allow alcohol sales, beer and wine - packaged only.  
**DESIGN REVIEW** for a liquor store on a portion of 5.4 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located between Highland Drive and Western Avenue on the south side of Desert Inn Road within Paradise. TS/bb/jd (For possible action) **PC 4/20/21**

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

3. **WS-21-0069-VEGAS 888 LAND CO, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased sign area; 2) increased sign height; and 3) reduced sign separation.  
**DESIGN REVIEW** for 3 proposed temporary signs (on-premises for sale sign) in conjunction with an existing multiple family residential development on 3.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Hugh Hefner Drive and the north side of Nevso Drive within Paradise. MN/jor/jd (For possible action) **PC 4/20/21**

**Applicant no show. Return to the April 13, 2021 Paradise TAB meeting**

4. **WS-21-0080-HHP CALCYP SPE OWNER, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased sign area; and 2) increased sign height.  
**DESIGN REVIEW** for a proposed temporary sign (on-premises for sale sign) in conjunction with an existing multiple family residential development on 6.0 acres in a H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Sands Avenue and the west side of Paradise Road within Paradise. TS/jor/jd (For possible action) **PC 4/20/21**

**Applicant no show. Return to the April 13, 2021 Paradise TAB meeting**

5. **UC-21-0073-DECATUR FLAMINGO GARDEN, LLC:**  
**USE PERMIT** for a massage establishment in conjunction with an existing commercial center on 2.6 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Decatur Boulevard and Nevso Drive within Paradise. MN/jt/jd (For possible action) **BCC 4/21/21**

**MOVED BY-Philipp**

**APPROVE – Subject to staff conditions**

**ADDED Condition**

- **1 year review as a public hearing**

**VOTE: 4-0 Unanimous**

- VI. General Business  
**None**
- VII. Public Comment  
**None**
- VIII. Next Meeting Date  
**The next regular meeting will be April 13, 2021**
- IX. Adjournment  
**The meeting was adjourned at 7:25 p.m.**



04/20/21 PC AGENDA SHEET

ON-PREMISES FOR SALE SIGN  
(TITLE 30)

HUGH HEFNER DR/NEVSO DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-21-0069-VEGAS 888 LAND CO, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased sign area; 2) increased sign height; and 3) reduced sign separation.

**DESIGN REVIEW** for 3 proposed temporary signs (on-premises for sale) in conjunction with an existing multiple family residential development on 3.7 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east side of Hugh Hefner Drive and the north side of Nevso Drive within Paradise. MN/jor/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
162-19-512-002

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the sign area for a total of 4,016 square feet for 3 proposed temporary signs (on-premises for sale ) where a maximum of 260 square feet is allowed per Table 30.72-3 (a 1,015% increase).
2. Increase the sign height for 3 proposed temporary signs (on-premises for sale) to 38 feet where 30 feet is the maximum allowed per Table 30.72-3 (a 27% increase).
3. Reduce the separation of 3 proposed temporary signs (on-premises for sale) to 18 feet where 50 feet is required per Table 30.72-3 (a 64% decrease).

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

**BACKGROUND:**  
**Project Description**

General Summary

- Site Address: 3850 W. Nevso Drive
- Site Acreage: 3.7
- Project Type: Temporary signs (on-premises for sale signs)
- Number of Stories: 7 (parking garage)/4 (multiple family residential buildings)
- Building Height (feet): Up to 94 feet 2 inches (parking garage)/59 feet, 9 inches (portions of the buildings with residential units)

- Square Feet: 1,634 (temporary sign, on-premises for sale sign #1)/1,242 (temporary sign, on-premises for sale sign #2)/1,140 (temporary sign, on-premises for sale sign #3)

Site Plan

The approved site plan depicts a multiple family residential development (approved via UC-0703-16) on a portion of 3.7 acres. UC-0703-16 also approved a hotel to the east (along Valley View Boulevard) and a shopping center along Flamingo Road, north of the multiple family residential development. Access to the site is located along Valley View Boulevard, Nevso Drive, and Hugh Hefner Drive. The applicant is requesting to install 3 temporary signs (on-premises for sale signs) along the north facing elevation of the parking garage.

Signage

According to the submitted elevation plans, there are 3 proposed on-premises for sale signs installed side by side in an east to west direction along the top half of the north facing elevation of the parking garage. The attached parking garage is located in between the Elysian multiple family residential buildings to the east, and to the west of the subject property.

The parking garage has an overall height of 94 feet, 2 inches; however, the north facing elevation where the proposed on-premises for sale signs will be installed has a maximum height of 71 feet, 8 inches. The proposed on-premises for sale signs are constructed of 13 ounce matte vinyl with double stitched hemmed edges and the graphics are directly printed on the vinyl material. The on-premises for sale signs are installed with industry standard hardware and aircraft grade cable system.

The 3 proposed on-premises for sale signs include a total area of 4,016 square feet where a maximum of 360 square feet is allowed per Table 30.72-3. Additionally, the proposed on-premises for sale signs have an overall height of 38 feet where 30 feet is the maximum allowed per Table 30.72-3. Lastly, the on-premises for sale signs have a reduced separation distance to 18 feet where 50 feet is required per Table 30.72-3.

Applicant's Justification

Per the justification letter, the proposed on-premises for sale signs are needed to adequately advertise for the establishment since the buildings are set back more than 350 feet from Flamingo Road and more than 300 feet from Valley View Boulevard. Additionally, there is an existing shopping center north of the subject property, and the existing buildings limit visibility for the Elysian.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-21-400007 (UC-18-0631)	First extension of time to allow long/short term lodging (Elysian) in an H-1 zone, and a waiver to allow a lodging facility to be predominantly used for long-term lodging in conjunction with a previously approved multiple family residential development	Approved by BCC	March 2021

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-20-0152	Allowed a roof sign (Elysian)	Approved by BCC	April 2020
WS-19-0295	Reduced the drive aisle geometrics within the parking garage for the Elysian and allowed alternative perimeter screening.	Approved by BCC	June 2019
UC-18-0631	Allowed long/short term lodging (Elysian) in an H-1 zone, and a waiver to allow a lodging facility to be predominantly used for long-term lodging in conjunction with a previously approved multiple family residential development	Approved by BCC	December 2018
DR-18-0707	For a restaurant in conjunction with a previously approved shopping center	Approved by BCC	October 2018
WS-18-0261	Shopping center and hotel with waivers to increase building height, reduced setbacks, reduced parking, alternative landscaping, and alternative driveway design	Approved by BCC	May 2018
WS-18-0112	Increased the number of animated signs and a design review for signage in conjunction with an approved shopping center	Approved by BCC	April 2018
WS-18-0030	Waiver for alternative street landscaping and a design review for revisions to an approved multiple family residential development (Elysian)	Approved by BCC	March 2018
TM-0009-17	Commercial lot and a residential lot with 290 multiple family residential units	Approved by PC	March 2017
VS-0054-17	Vacated and abandoned a 5-foot wide portion of right-of-way being Valley View Boulevard	Approved by PC	March 2017
UC-0703-16	Increased density and building height with waivers to reduce setback from an arterial street and reduce parking for a multiple family residential development (Elysian) and design reviews for a multiple family residential development, hotel, and shopping center	Approved by BCC	January 2017
UC-0314-08	Resort hotel and expansion of the Gaming Enterprise District - expired	Approved by BCC	August 2008
UC-1253-05	Shopping center - expired	Approved by BCC	October 2005
UC-0884-04	Planned unit development consisting of 542 residential units - expired	Approved by BCC	August 2004
ZC-1404-94	Reclassified the subject site to H-1 zoning	Approved by BCC	September 1994

## **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial Tourist	H-1	Shopping Center & Gold Coast Resort Hotel
South	Commercial Tourist	M-1	Parking lot & warehouse facilities
East	Commercial Tourist & Public Facilities	M-1	Undeveloped & an electrical substation
West	Commercial Tourist	H-1	Palms Resort Hotel

### **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.

##### Waivers of Development Standards #1 & #2

The increase in sign area and sign height is excessive with an over 1,000 percent increase for sign area and 27 percent increase for sign height which is not allowed. In addition, the proposed signs will not be visible to the east bound vehicular traffic on Flamingo Road because the façade of the multiple family residential building west of the parking garage will block the proposed signage.

##### Waiver of Development Standards #3

The on-premises for sale signs will be installed 33 feet, 8 inches above the finished floor elevation, and there is an existing parking lot and multiple drive aisles in between the existing shopping center buildings and the on-premises for sale signs. This may help buffer the reduced separation request and staff could support this request. However, since staff does not support waivers of development standards #1 and #2, staff also cannot support this request.

##### Design Review

The overall design of the proposed temporary on-premises for sale signs does not comply with Title 30 standards in terms of height and sign area. Since staff does not support the aforementioned waivers of development standards, staff also does not support the design review.

**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:

- 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)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** HIGH IMPACT SIGN AND DESIGN

**CONTACT:** NEAL BECK, HIGH IMPACT SIGN AND DESIGN, 820 WIGWAM PARKWAY #100, HENDERSON, NV 89014

04/20/21 PC AGENDA SHEET

TEMPORARY SIGN  
(TITLE 30)

SANDS AVE/PARADISE RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-21-0080-HHP CALCYP SPE OWNER, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased sign area; and 2) increased sign height.

**DESIGN REVIEW** for a proposed temporary sign (on-premises for sale) in conjunction with an existing multiple family residential development on 6.0 acres in a M-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Sands Avenue and the west side of Paradise Road within Paradise. TS/jor/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
162-16-702-004

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the sign area for a proposed temporary sign (on-premises for sale) to 1,405 square feet where a maximum of 560 square feet is allowed per Table 30.72-3 (a 150% increase).
2. Increase the sign height for a proposed temporary sign (on-premises for sale) to 44 feet where a maximum of 30 feet is allowed per Table 30.72-3 (a 47% increase).

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

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 3786 Howard Hughes Parkway
- Site Acreage: 6
- Project Type: Temporary sign (on-premises for sale sign)
- Number of Stories: 5 and 6
- Building Height (feet): 95

Site Plan

The site plan depicts an approved multiple family residential development via UC-0900-16 consisting of the following: 2 garages, leasing office, clubhouse attached to a courtyard, and 2

apartment buildings which surround the 2 garages. The Phase 1 garage and the Phase 1 apartment building with the attached courtyard are located on the east half of the site, and the Phase 2 garage and the Phase 2 apartment building are located on the west half of the site. Access to the development is provided along Howard Hughes Parkway (south of Sands Avenue and north of Flamingo Road) and via Corporate Drive (west of Paradise Road). The applicant is proposing to install a temporary sign (on-premises for sale sign) on the east facing elevation of the parking garage located on the northeast corner of Sands Avenue and Paradise Road.

Signage

The proposed temporary sign (on-premises for sale sign) has an overall height of 44 feet where a maximum of 30 feet is allowed per Table 30.72-3. Furthermore, the proposed sign has an overall area of 1,405 square feet where a maximum of 560 square feet is the maximum allowed per Table 30.72-3. The site plan depicts that the proposed sign will be installed on the east facing elevation of the parking garage. The proposed sign is set back 43 feet from the right-of-way (Paradise Road) and approximately 150 feet from the nearest development to the east. The proposed sign is constructed of 13 ounce matte vinyl with double stitched hemmed edges and the graphics are printed directly on the vinyl material. The proposed sign will be installed with industry standard hardware and an aircraft grade cable system.

Applicant's Justification

Per the applicant's justification letter, the proposed temporary sign is needed to adequately advertise the establishment's current leasing opportunities for future tenants. The applicant states that there are buildings that block the street frontage along Paradise Road and Sands Avenue, as such it is difficult to see the signage or locate the development.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-20-0151	Allowed a roof sign (Elysian)	Approved by BCC	April 2020
WS-18-0173	Increased the building height of a previously approved multiple family residential development and allowed an alternative vehicle parking layout, and a design review for modifications to the development	Approved by BCC	April 2018
UC-0900-16	Multiple family residential development with a waiver to reduce the setback to an arterial street	Approved by BCC	February 2017
UC-0042-06 (ET-0072-08)	First extension of time to commence the following: residential condominiums, hotel, spa/health club, restaurant, shopping center uses, on-premises consumption of alcohol, increased building heights, and a decorative water feature; with waivers for reduced parking, reduced setback and design review for a residential condominium and hotel complex with commercial uses - expired	Approved by BCC	July 2008

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0042-06	Residential condominiums; hotel; spa/health club; restaurant; shopping center uses; on-premise consumption of alcohol; increased building heights; and a decorative water feature; with waivers for reduced parking; reduced setback for a residential condominium and hotel complex with commercial uses - expired	Approved by BCC	March 2006
UC-091-85	Office, retail/commercial uses as portion of the Howard Hughes Center	Approved by PC	April 1985

\*Additional land use applications have been approved on this site.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Office buildings including the Chamber of Commerce
South & West	Commercial Tourist	H-1	Office, restaurant, & retail uses within the Howard Hughes Center
East	Commercial Tourist	C-1 & H-1	Restaurant, hotel, & convenience store

**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.

The previously approved application (WS-21-0151) provides ample signage on the site consisting of 4 roof signs, 2 freestanding signs, and 2 wall signs. Staff finds that the temporary on-premises for sale sign is excessive and is unwarranted since there are no physical visual barriers such as a separate building or an on-premise freestanding sign with excessive heights that block the proposed sign when vehicular and pedestrian traffic travel north or south on Paradise Road. The applicant can still achieve the goal of advertising the current leasing status of the development by meeting Code and applying for the appropriate building permits. Staff does not support these requests.



Design Review

The proposed temporary sign (on-premises for sale sign) is 150 percent larger and 47 percent taller than what is allowed per Title 30. The applicant has the opportunity to redesign the sign to meet Code and still achieve visibility along Paradise Road since the nearest structures adjacent to Paradise Road are 150 feet west of the Elysian multiple family residential development. Since staff does not support the waivers of development standards, staff also cannot support this request.

**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:

- 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**

- Coordinate with Public Works - Design Division for the Paradise Road improvement project.
- Dedicate any necessary right-of-way and easements for the Paradise Road improvement project.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** HIGH IMPACT SIGN & DESIGN, LLC

**CONTACT:** HIGH IMPACT SIGN & DESIGN LLC, 820 WIGWAM PKWY #100, HENDERSON, NV 89014

04/21/21 BCC AGENDA SHEET

CANNABIS ESTABLISHMENT  
(TITLE 30)

OQUENDO RD/VALLEY VIEW BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0107-M M OQUENDO, LLC:**

**USE PERMIT** for a cannabis establishment (production facility) within an existing building on a 1.1 acre site in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone in the Adult Use Overlay District.

Generally located on the north side of Oquendo Road, 280 feet east of Valley View Boulevard within Paradise. MN/jvm/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
162-32-101-028

**LAND USE PLAN:**  
WINCHESTER/PARADISE – COMMERCIAL TOURIST

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 3670 Oquendo Road
- Site Acreage: 1.1
- Project Type: Cannabis production facility
- Number of Stories: 2
- Square Feet: 28,420
- Parking Required/Provided: 30/38

History & Site Plan

The site plan depicts a developed industrial parcel which consists of an existing automotive related use which was established via ZC-1618-03. The existing building is located in the north and northeast portions of the parcel with parking located to the south and west (covered) of the building. Access to the property is via a driveway from Oquendo Road.

Landscaping

Street landscaping is provided in a planter behind an attached sidewalk along Oquendo Road. No additional landscaping is required with this request.

Elevations

The elevations depict a 2 story structure composed of concrete tilt-up panels with aluminum windows, roll-up doors, and a flat roof behind parapet walls.

Floor Plans

The floor plans depict a total area of 28,420 square feet, with 3,000 square feet being utilized as the distribution facility, 4,000 square feet for the production facility, 7,400 square feet of office space, and the remaining 14,000 square feet for warehouse and future expansion.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that it is their belief that the surrounding properties will not be unduly effected by this facility nor will the proposed use negatively impact the health, safety, or welfare of the public.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1618-03	Reclassified the site to M-1 zoning for an industrial building	Approved by BCC	December 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, East & West	Commercial Tourist	M-1	Industrial
South	Industrial	M-1	Industrial

**Related Applications**

Application Number	Request
UC-21-0108	A use permit for a cannabis establishment (distribution facility) is a companion 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**

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 separation survey indicates that all required separations are being met. The crime report indicates that there were 92 occurrences within 1 mile of the facility over the 60 days prior to submittal of this application.

The applicant submitted the required security and transportation plans. The security plan addresses the need for interior and exterior security of the facility, and the transportation plan discusses the security of delivery services. Building elevations indicate that a professional appearance will be maintained.

Staff finds that the proposed cannabis production facility will not have an undue adverse effect on adjacent properties and the character of the neighborhood. Furthermore, the request is in harmony with the goals and objectives of the Comprehensive Master Plan, specifically Goal 1 to promote economic viability, employment opportunities with development that is compatible with adjacent land uses, the natural environment, and is well integrated with appropriate circulation systems, services, and facilities.

**Department of Aviation**

A portion of the property lies within the AE-65 (65 - 70 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.

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**

- A valid Clark County business license must be issued for this business within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department.
- 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.

**Department of Aviation**

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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 owners wish to have their buildings purchased or soundproofed.

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

**APPLICANT:** NEVADA ORGANIC REMEDIES  
**CONTACT:** ARC CONSULTING, 2620 REGATTA DRIVE, SUITE 102, LAS VEGAS, NV  
89128

DRAFT



# CANNABIS ESTABLISHMENT APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>		<b>STAFF</b>	APP. NUMBER: <u>UC-21-0167</u>	DATE FILED: <u>3-9-21</u>
<input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION FOR REVIEW (AR)  (ORIGINAL APPLICATION #)			PLANNER ASSIGNED: <u>AI</u>	TAB/CAC DATE: <u>4/3/21</u>
<input type="checkbox"/> APPLICATION FOR REVIEW (AR)  (ORIGINAL APPLICATION #) <b>CANNABIS ESTABLISHMENT</b> <input type="checkbox"/> CULTIVATION FACILITY <input type="checkbox"/> DISPENSARY <input type="checkbox"/> INDEPENDENT TESTING LABORATORY <input checked="" type="checkbox"/> PRODUCTION FACILITY <input type="checkbox"/> RETAIL CANNABIS STORE		<b>PROPERTY OWNER</b>	PC MEETING DATE: <u>---</u>	
			BCC MEETING DATE: <u>5-5-21</u>	
			FEE: <u>\$ 5175.00</u>	
			NAME: <u>MM Oquendo LLC</u>	
			ADDRESS: <u>3670 W Oquendo Rd</u>	
			CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>	
			TELEPHONE: <u>702-889-5051</u> CELL: <u>702-429-0580</u>	
			E-MAIL: <u>lisa@cdlvnv.com</u>	

<b>APPLICANT</b>	NAME: <u>Nevada Organic Remedies, LLC</u>
	ADDRESS: <u>2015 E. Windmill Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: <u>702-708-1111</u> CELL: <u>702-287-3526</u>
	E-MAIL: <u>bwiegand@nvorganicremedies.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Jake McCrea</u>
	ADDRESS: <u>2015 E. Windmill Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: <u>702-708-1111</u> CELL: <u>702-271-8658</u>
	E-MAIL: <u>jmccrea@nvorganicremedies.com</u> REF CONTACT ID #: <u>197805</u>

ASSESSOR'S PARCEL NUMBER(S): 162-32-101-028

PROPERTY ADDRESS and/or CROSS STREETS: 3670 W. Oquendo Rd., Las Vegas, NV 89118

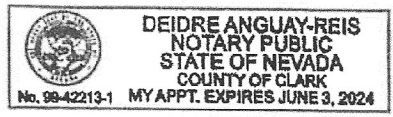
PROJECT DESCRIPTION: Combination of Cannabis Production + Distribution + Corporate Offices

(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]  
 Property Owner (Signature)\*  
 STATE OF NEVADA  
 COUNTY OF CLARK

BRIAN M COLLINS  
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON JANUARY 20, 2021 (DATE)  
 By BRIAN M. COLLINS  
 NOTARY PUBLIC: Deidre Anguy-Reis



\*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.



Bedding the gap.

February 16, 2021

UC-21-0107

Clark County Current Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89106

**RE: Nevada Organic Remedies Production Facility / APN 162-32-101-028**

To Whom It May Concern:

On behalf of my client, Nevada Organic Remedies (NOR, LLC), please accept the following letter of justification for a special use permit to operate a cannabis production facility at 3670 W. Oquendo Rd. (APN 162-32-101-028). The applicant intends to relocate an existing Clark County and state issued production license currently at 3705 E. Post Road to the above Las Vegas address, which will also serve as a distribution location. The applicant also intends on relocating its corporate offices to 3670 W. Oquendo from 2015 E. Windmill Lane.

This location is also in need of a cannabis distribution special use permit. However, upon the submittal of this application, Clark County did not have an SUP category for cannabis distribution. After talking with Jennifer Ammerman, and discovering Clark County was proceeding with amending their code to now provide for this type of SUP, Jennifer advised us to make mention of the discussion and request the SUP be added to this application.

As the property is already zoned for Light Manufacturing (M-1), a zone change will not be necessary.

As indicated in our separation distance survey, it meets requirements of title 30 by being more than 1,000 feet from the closest school, and more than 300 feet from a community facility. There are no existing residential uses within a 600-foot radius from the property. Further, the property is in a predominantly manufacturing area and will not be open to the public; nearby cannabis uses will not create any undue harm on the property, nor will the public access needs of the property create any undue harm on any nearby businesses.

The proposed location at 3670 W. Oquendo is an existing structure currently occupied by an automotive related use, which consists of approximately 28,420 square feet, with 3,000 square feet comprising distribution facility area, 4,000 square feet comprising production facility area, 7,400 square feet comprising office area, and the remaining 14,000 square feet comprising warehouse storage space and future expansion. As can be seen on our site plan, very few interior modifications will be made with no modifications to the exterior.

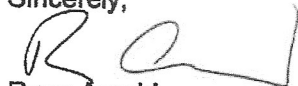
The attached Crime Report shows 92 occurrences over 60 days. The applicant's presence and the current occupant's absence will have no negative effects on the area's rate of criminal activity. The applicant will utilize a robust security system of exterior and interior cameras which will be monitored 24hrs a day.

Parking on the subject site consists of 38 spaces. Code requires a minimum of 1 space per employee of the shift with the greatest number of employees. Applicant will have no more than 30 employees on site during the shift with the greatest number of employees.

We feel adjacent properties will have no substantial or undue adverse effect as the facility will maintain stringent security and will comply with all State of Nevada and Clark County regulations. The proposed use shall not result in a substantial or undue adverse effect on the public health, safety, or general welfare.

If you have any questions, please feel free to contact me at 702-269-5888.

Sincerely,



Ryan Arnold



04/21/21 BCC AGENDA SHEET

CANNABIS ESTABLISHMENT  
(TITLE 30)

OQUENDO RD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0108-M M OQUENDO, LLC:**

**USE PERMIT** for a cannabis establishment (distribution facility) within an existing building on a 1.1 acre site in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone in the Adult Use Overlay District.

Generally located on the north side of Oquendo Road, 280 feet east of Valley View Boulevard within Paradise. MN/jvm/jd (For possible action)

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RELATED INFORMATION:

**APN:**

162-32-101-028

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

General Summary:

- Site Address: 3670 Oquendo Road
- Site Acreage: 1.1
- Project Type: Cannabis distribution facility
- Number of Stories: 2
- Square Feet: 28,420
- Parking Required/Provided: 30/38

History & Site Plan

The site plan depicts a developed industrial parcel which consists of an existing automotive related use which was established via ZC-1618-03. The existing building is located in the north and northeast portions of the parcel with parking located to the south and west (covered) of the building. Access to the property is via a driveway from Oquendo Road.

Landscaping

Street landscaping is provided in a planter behind an attached sidewalk along Oquendo Road. No additional landscaping is required with this request.

Elevations

The elevations depict a 2 story structure composed of concrete tilt-up panels with aluminum windows, roll-up doors, and a flat roof behind parapet walls.

Floor Plans

The floor plans depict a total area of 28,420 square feet with 3,000 square feet being utilized as the distribution facility, 4,000 square feet for the production facility, 7,400 square feet of office space, and the remaining 14,000 square feet for warehouse and future expansion.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that it is their belief that the surrounding properties will not be unduly effected by this facility nor will the proposed use negatively impact the heath, safety, or welfare of the public.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1618-03	Reclassified the site to M-1 zoning for an industrial building	Approved by BCC	December 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, East & West	Commercial Tourist	M-1	Industrial
South	Industrial	M-1	Industrial

**Related Applications**

Application Number	Request
UC-21-0107	A use permit for a cannabis establishment (production facility) is a companion 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**

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 separation survey indicates that all required separations are being met. The crime report indicates that there were 92 occurrences within 1 mile of the facility over the 60 days prior to submittal of this application.

The applicant submitted the required security and transportation plans. The security plan addresses the need for interior and exterior security of the facility, and the transportation plan discusses the security of delivery services. Building elevations indicate that a professional appearance will be maintained.

Staff finds that the proposed cannabis distribution facility will not have an undue adverse effect on adjacent properties and the character of the neighborhood. Furthermore, the request is in harmony with the goals and objectives of the Comprehensive Master Plan, specifically Goal 1 to promote economic viability, employment opportunities with development that is compatible with adjacent land uses, the natural environment, and is well integrated with appropriate circulation systems, services, and facilities.

**Department of Aviation**

A portion of the property lies within the AE-65 (65 - 70 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.

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**

- A valid Clark County business license must be issued for this business within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department.
- 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.

**Department of Aviation**

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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 owners wish to have their buildings purchased or soundproofed.

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

**APPLICANT:** NEVADA ORGANIC REMEDIES  
**CONTACT:** ARC CONSULTING, 2620 REGATTA DRIVE, SUITE 102, LAS VEGAS, NV  
89128

**DRAFT**



# CANNABIS ESTABLISHMENT APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>		<b>STAFF</b>	APP. NUMBER: <u>UC-21-0108</u>	DATE FILED: <u>3-9-21</u>
<input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION FOR REVIEW (AR) (ORIGINAL APPLICATION #)			PLANNER ASSIGNED: <u>AI</u>	TAB/CAC DATE: <u>4-13-21</u>
<input type="checkbox"/> CANNABIS ESTABLISHMENT <input type="checkbox"/> CULTIVATION FACILITY <input type="checkbox"/> DISPENSARY <input type="checkbox"/> INDEPENDENT TESTING LABORATORY <input checked="" type="checkbox"/> <b>DISTRIBUTOR</b> <input type="checkbox"/> RETAIL CANNABIS STORE		<b>PROPERTY OWNER</b>	TAB/CAC: <u>Paradise</u>	
			PC MEETING DATE: <u>—</u>	
			BCC MEETING DATE: <u>5-5-21</u>	
			FEE: <u>\$ 5,175</u>	
			NAME: <u>MM Oquendo LLC</u>	
			ADDRESS: <u>3670 W Oquendo Rd</u>	
			CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>	
			TELEPHONE: <u>702-889-5051</u> CELL: <u>702-429-0580</u>	
			E-MAIL: <u>lisa@cldvvn.com</u>	

<b>APPLICANT</b>	NAME: <u>Nevada Organic Remedies, LLC</u>
	ADDRESS: <u>2015 E. Windmill Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: <u>702-708-1111</u> CELL: <u>702-287-3526</u>
	E-MAIL: <u>bwiegand@nvorganicremedies.com</u> REF CONTACT ID #: _____

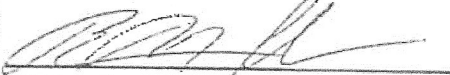
<b>CORRESPONDENT</b>	NAME: <u>Jake McCrea</u>
	ADDRESS: <u>2015 E. Windmill Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: <u>702-708-1111</u> CELL: <u>702-271-8658</u>
	E-MAIL: <u>jmccrea@nvorganicremedies.com</u> REF CONTACT ID #: <u>197805</u>

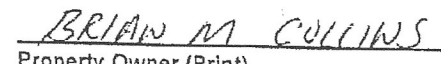
ASSESSOR'S PARCEL NUMBER(S): 162-32-101-028

PROPERTY ADDRESS and/or CROSS STREETS: 3670 W. Oquendo Rd., Las Vegas, NV 89118

PROJECT DESCRIPTION: Combination of Cannabis Production + Distribution + Corporate Offices

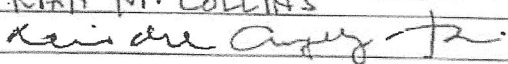
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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)\*

  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON JANUARY 20, 2021 (DATE)  
 By BRIAN M. COLLINS

NOTARY PUBLIC: 


**DEIDRE ANGUAY-REIS**  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 COUNTY OF CLARK  
 No. 98-42213-1 MY APPT. EXPIRES JUNE 3, 2024

\*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-21-100082

4/



Bridging the gap.

February 16, 2021

Clark County Current Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89106

**RE: Nevada Organic Remedies Production Facility / APN 162-32-101-028**

To Whom It May Concern:

On behalf of my client, Nevada Organic Remedies (NOR, LLC), please accept the following letter of justification for a special use permit to operate a cannabis production facility at 3670 W. Oquendo Rd. (APN 162-32-101-028). The applicant intends to relocate an existing Clark County and state issued production license currently at 3705 E. Post Road to the above Las Vegas address, which will also serve as a distribution location. The applicant also intends on relocating its corporate offices to 3670 W. Oquendo from 2015 E. Windmill Lane.

This location is also in need of a cannabis distribution special use permit. However, upon the submittal of this application, Clark County did not have an SUP category for cannabis distribution. After talking with Jennifer Ammerman, and discovering Clark County was proceeding with amending their code to now provide for this type of SUP, Jennifer advised us to make mention of the discussion and request the SUP be added to this application.

As the property is already zoned for Light Manufacturing (M-1), a zone change will not be necessary.

As indicated in our separation distance survey, it meets requirements of title 30 by being more than 1,000 feet from the closest school, and more than 300 feet from a community facility. There are no existing residential uses within a 600-foot radius from the property. Further, the property is in a predominantly manufacturing area and will not be open to the public; nearby cannabis uses will not create any undue harm on the property, nor will the public access needs of the property create any undue harm on any nearby businesses.

The proposed location at 3670 W. Oquendo is an existing structure currently occupied by an automotive related use, which consists of approximately 28,420 square feet, with 3,000 square feet comprising distribution facility area, 4,000 square feet comprising production facility area, 7,400 square feet comprising office area, and the remaining 14,000 square feet comprising warehouse storage space and future expansion. As can be seen on our site plan, very few interior modifications will be made with no modifications to the exterior.

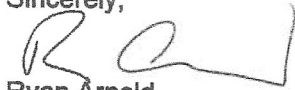
The attached Crime Report shows 92 occurrences over 60 days. The applicant's presence and the current occupant's absence will have no negative effects on the area's rate of criminal activity. The applicant will utilize a robust security system of exterior and interior cameras which will be monitored 24hrs a day.

Parking on the subject site consists of 38 spaces. Code requires a minimum of 1 space per employee of the shift with the greatest number of employees. Applicant will have no more than 30 employees on site during the shift with the greatest number of employees.

We feel adjacent properties will have no substantial or undue adverse effect as the facility will maintain stringent security and will comply with all State of Nevada and Clark County regulations. The proposed use shall not result in a substantial or undue adverse effect on the public health, safety, or general welfare.

If you have any questions, please feel free to contact me at 702-269-5888.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Arnold', written in a cursive style.

Ryan Arnold

05/04/21 PC AGENDA SHEET

PLACE OF WORSHIP  
(TITLE 30)

DECATUR BLVD/OQUENDO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-21-400041 (UC-19-0133)-CHURCH SPRING MEADOWS PRESBYTERIAN**

**USE PERMIT FIRST APPLICATION FOR REVIEW** of a place of worship.

**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking in conjunction with an existing office/warehouse complex on a portion of 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the north side of Oquendo Road, 110 feet east of Decatur Boulevard within Paradise. MN/jor/fo (For possible action)

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RELATED INFORMATION:

**APN:**

162-31-101-022; 162-31-101-023; 162-31-101-025 pm

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce on-site parking to 87 parking spaces where a minimum of 162 parking spaces are required per Table 30.60-1 (a 46% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4870 W. Oquendo Road
- Site Acreage: 2.1 (portion)
- Project Type: Place of worship with a parking reduction
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 10,000
- Parking Required/Provided: 162/87



### Site Plan

The plan depicts an existing office/warehouse complex consisting of 3 buildings that have shared access, parking, and drive aisles. The place of worship occupies a 10,000 square foot building located at the northwest portion of the complex. Parking for the complex is located near the west and south property lines and in between the buildings. Access to the site is provided by a driveway from Oquendo Road and an additional driveway from Ullom Drive.

### Landscaping

No changes are proposed or required to existing landscaped areas with this request.

### Elevations

The existing buildings are all 1 story, approximately 30 feet in height with flat roofs behind parapet walls. The buildings have a stucco finish painted in earth tone colors with fabric awnings and decorative pop-outs. There will be no changes to the exterior of the building.

### Floor Plans

The plans show a 10,000 square foot building being converted into a place of worship that includes a combination of an assembly area (5,869 square feet), classrooms, offices, lobby area, restrooms, and a kitchen. The classrooms are not intended for any type of daycare or school but rather for Bible study during regular scheduled service times.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0133:

#### Current Planning

- 2 years to commence and 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.

#### 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.

### Signage

Signage is not a part of this request.

### Applicant's Justification

Per the submitted justification letter, the place of worship (Spring Meadows Presbyterian Church) has continued to be consistent with surrounding uses and has not been a nuisance to the area. The place of worship has not overwhelmed infrastructure and surrounding services, and has had no Code violations. Furthermore, the place of worship has been properly permitted with a certificate of occupancy in 2020. The applicant is also requesting removal of the time limit to review the application again.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-19-0133	Allowed a place of worship with a waiver to reduce parking to 87 spaces where 162 spaces are required	Approved by PC	April 2019
UC-0314-16	Office as a principal use in conjunction with an existing office/warehouse complex, and waivers to reduce parking by 6 spaces	Approved by PC	June 2016
ZC-0320-02	Reclassified the site to M-D zoning for an office warehouse complex	Approved by BCC	April 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Building material store
South	Business and Design/Research Park	P-F	Undeveloped & flood control facilities
East	Public Facilities	P-F	Government facility & parking lot (Clark County)
West	Business and Design/Research Park	M-D	Commercial enter

**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. A review was originally required to monitor any significant and new issues that have occurred on the site related to the place of worship. The applicant has no active zoning violations, and no other reported violations with Clark County. Therefore, staff supports this request and further recommends removal of the requirement to 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**

- Remove the time limit.

**Public Works - Development Review**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** CHURCH SPRING MEADOWS PRESBYTERIAN

**CONTACT:** G. C. GARCIA, INC C/O DOUG RANKIN, 1055 WHITNEY RANCH DRIVE,  
SUITE 210, LAS VEGAS, NV 89014

**DRAFT**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <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"/> 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>UC-19-0133</u> (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>AR-21-400041</u> DATE FILED: <u>3/16/21</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>4/13/21</u> PC MEETING DATE: <u>5/4/21</u> BCC MEETING DATE: _____ FEE: <u>\$475</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Spring Meadow Presbyterian Church</u> ADDRESS: <u>4870 W OQUENDO RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>Spring Meadow Presbyterian Church</u> ADDRESS: <u>4870 W OQUENDO RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Doug Rankin c/o G.C. Garcia, Inc.</u> ADDRESS: <u>1055 Whitney Ranch Dr., Suite 210</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-435-9909</u> CELL: _____ E-MAIL: <u>acole@gcgarciainc.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-31-101-022

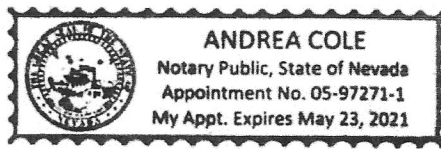
PROPERTY ADDRESS and/or CROSS STREETS: Decatur & Oquendo NWC (4870 W. Oquendo Rd)

PROJECT DESCRIPTION: Required Review per condition of approval

(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]      Guy B. WILLIAMS  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON February 11, 2021 (DATE)  
 By Guy Williams  
 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.

February 18, 2021



CIVIL  
ENGINEERING

Nancy Amundsen, Director  
Clark County Current Planning  
500 S. Grand Central Pkwy  
Las Vegas, NV 89155

AR-21-400041

RE: Letter of Justification: Oquendo & Ullom, NWC  
Request for a Required Review of Special Use Permit (UC-19-0133)  
Address: 4870 W. Oquendo  
APN#: 162-31-101-022

Dear Nancy:

On behalf of the property owner and the applicant, Spring Meadows Presbyterian Church, please accept this letter and attached as materials for a Required Review of Special Use Permit (UC-19-0133) on approximately 0.57± acres of a 2.18-acre office complex, for a proposed Place of Worship (Church) use. The current zoning is Designed Manufacturing (M-D). The Planned Land Use is Business Design and Research Park. The project is located within a completed building at the NWC of Oquendo Road and Ullom Drive. The existing building is approximately 10,000 square feet with approximately 5,869 square feet of the building being utilized for seating and worship area. The remaining square footage is reserved for accessory uses.

Pursuant to Title 30; a Place of Worship (Church) is a Special Use in the M-D Zoning District.

The abutting properties to the north and west are zoned M-D; properties to the east and south are zoned P-F.

**Special Use Permit UC-19-0133 Conditions of Approval**

The project was approved on April 2, 2019 with the following Conditions:

**Current Planning**

- 2 years to commence and 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.

Since the approval, the Church has received its Certificate of Occupancy in 2020 and completed all permit work. There have been no code violations or complaints since the approval on April 2, 2019. All conditions of approval have been satisfied with this review.

**Summary**

The proposed use is still consistent with the surrounding land use pattern and will not be detrimental to the surrounding properties; has meet all conditions of approval; it has not overwhelmed infrastructure and services; and has not had a negative effect on the public health, safety and welfare. We respectfully request your favorable consideration of this request and that no further reviews are needed of this project.

Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,

A handwritten signature in cursive script that reads 'Doug Rankin'.

Doug Rankin, AICP  
Planning Manager



A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014  
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

05/04/21 PC AGENDA SHEET

**STREETLIGHTS**  
(TITLE 30)

PECOS RD/MAULE AVE

**PUBLIC HEARING**  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400031 (WS-0456-14)-OCOTILLO OASIS, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME** to waive the requirements for streetlights along Pecos Road in conjunction with a single family residential development on 12.9 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Pecos Road, 630 feet south of Maule Avenue within Paradise. JG/nr/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**  
178-06-301-013

**LAND USE PLAN:**  
WINCHESTER/PARADISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Acreage: 12.9
- Number of Lots: 24
- Minimum/Maximum Lot Size: 20,000-square feet/32,371-square feet
- Density: 1.87 du/ac
- Project Type: Single family residential

Site Plans

The previously approved plans show a single family residential development consisting of 24 lots on 12.9 acres at a density of 1.87 du/ac. The site has access to Pecos Road via a 58 foot wide private street entrance and 43 foot wide private streets with sidewalk on 1 side of the street with roll-curb and gutter. Two private cul-de-sacs extend to the south of the main street. The cul-de-sacs are 39 feet wide from back of curb to back of curb (roll-curb and gutter) with sidewalks on 1 side of the cul-de-sacs. The private street has a gated entry set back 57 feet from Pecos Road. A 10 foot wide landscape area is located adjacent to Pecos Road.

### Landscaping

The previously approved plans depict a 10 foot wide landscape area located adjacent to Pecos Road with landscape materials such as Raywood Ash, Fan Tex Ash, Arizona Ash, Tuscan Rosemary, Compact Texas Ranger, Lantana, Dwarf Myrtle, and Yellow Hesperaloe, among others.

### Elevations

The previously approved plans depict 3 different single story models with 3 different elevation options per model. Elevations range in overall height from 18 feet 5 inches to 20 feet 5 inches and consist of modern architecture with painted stucco, stone veneer, varying rooflines, and enhanced entry.

### Floor Plans

The previously approved plans depict 3 floor plans that range in size from 3,561 square feet to 4,027 square feet in area. Each residence includes a minimum 3 car garage and a minimum of 4 bedrooms with options for up to 5 bedrooms.

### Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400174 (WS-18-0654):

#### Current Planning

- Until October 3, 2022 to commence.
- Applicant is advised that the County is currently in the process of rewriting Clark County's Development Code (Title 30), future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in effect at the time of application; due to the future changes in regulations, this may be the last extension of time staff can support; WS-0456-14 must remain active for subdivision maps to record; 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.

Listed below are the approved conditions for WS-18-0654:

#### Current Planning

- 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; 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to install a single private streetlight at Pecos Road and the entrance to the subdivision, to be approved by Public Works - Development Review.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; 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.

Listed below are the approved conditions for ET-18-400179 (WS-0456-14):

Current Planning

- Until June 21, 2020 to commence.
- 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

- Compliance with previous conditions.

Building Department - Fire Prevention

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

Clark County Water Reclamation District (CCWRD)

- No comment.

Listed below are the approved conditions for WS-0456-14 (ET-0100-16):

Current Planning

- Applicant is advised that 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

- Compliance with previous conditions.



Applicant's Justification

The applicant indicates they are filing an extension of time for this project to coincide with the tentative map application TM-18-500149. The applicant has made progress by continuing to work on their technical studies, as well as a drainage study, which is in the system with comments from staff. The applicant is requesting an extension of time for 2 years.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-20-400174 (WS-18-0654)	First extension of time to waive off-site improvements	Approved by BCC	February 2021
WS-18-0654	Waived full off-site improvements and a design review to increase finished grade for a single family residence	Approved by BCC	October 2018
TM-18-500149	24 lot residential subdivision	Approved by BCC	October 2018
ET-18-400179 (WS-0456-14)	Second extension of time to waive streetlights along Pecos Road	Approved by BCC	October 2018
ET-18-400156 (WS-0323-16)	Second extension of time to commence increased wall height	Approved by PC	August 2018
WS-0456-14 (ET-0100-16)	First extension of time to waive streetlights along Pecos Road	Approved by PC	August 2016
WS-0323-16	Original request to increase wall height for an approved residential subdivision	Approved by PC	June 2016
VS-0040-14 (ET-0040-16)	First extension of time to vacate and abandon portions of right-of-way being Pecos Road and Maule Avenue	Approved by BCC	May 2016
TM-0012-14 (WC-0020-16)	Waived the condition on the tentative map requiring custom homes and not tract homes - expired	Approved by BCC	April 2016
WS-0456-14	Waived streetlights along Pecos Road	Approved by PC	July 2014
TM-0012-14	Original application for 24 single family residential lots - expired	Approved by BCC	April 2014
VS-0040-14	Vacated and abandoned a portion of right-of-way being Pecos Road and Maule Avenue	Approved by BCC	April 2014

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential, undeveloped, & flood control channel
East	City of Henderson	RS	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. TM-18-500149 and WS-18-0654 are applications related to this project and remain active. The applicant has made progress by continuing to work on their technical studies, as well as a drainage study, which is in the system with comments from staff. Therefore, staff has no objections to this request and recommends a new expiration date to correspond with the above mentioned tentative map and waiver of development standards.

**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 October 3, 2022 to commence to coincide with WS-18-0654 and TM-18-500149.
- 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; due to the future changes in regulations, this may be the last extension of time staff can support; 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:** OCOTILLO OASIS, LLC

**CONTACT:** LINDSAY BROWN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA  
DRIVE, SUITE 650, LAS VEGAS, NV 89135

**DRAFT**

APR 21-100133



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <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-0456-14</u> (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-21-40031</u> DATE FILED: <u>2/25/21</u> PLANNER ASSIGNED: <u>NP</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>4/15/21</u> PC MEETING DATE: <u>5/4/21</u> BCC MEETING DATE: _____ FEE: <u>475</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Ocotillo Oasis, LLC</u> ADDRESS: <u>16 Fairwind</u> CITY: <u>Newport Coast</u> STATE: <u>CA</u> ZIP: <u>92657</u> TELEPHONE: <u>949-680-2010</u> CELL: <u>949-929-4198</u> E-MAIL: <u>jhopkins@marcusmillichap.com</u>
	<b>APPLICANT</b>  NAME: <u>Ocotillo Oasis, LLC</u> ADDRESS: <u>16 Fairwind</u> CITY: <u>Newport Coast</u> STATE: <u>CA</u> ZIP: <u>92657</u> TELEPHONE: <u>949-680-2010</u> CELL: <u>949-929-4198</u> E-MAIL: <u>jhopkins@marcusmillichap.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Liz Olson - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>eolson@kcnvlaw.com</u> REF CONTACT ID #: <u>166096</u>	

ASSESSOR'S PARCEL NUMBER(S): 178-06-301-013

PROPERTY ADDRESS and/or CROSS STREETS: Pecos/Warm Springs

PROJECT DESCRIPTION: Extension of Time

(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.

Jack C. Hopkins      Jack C. Hopkins  
 Property Owner (Signature)      Property Owner (Print)

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)  
 By \_\_\_\_\_  
 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.

Please See Attached Jurat

6

**KAEMPFER**

**CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

**ELISABETH E. OLSON**

[eeo@kcnvlaw.com](mailto:eeo@kcnvlaw.com)  
702.792.7000

Planner  
Copy

ET-21400031

January 30, 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 ONLINE SUBMITTAL

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
First Floor  
Las Vegas, Nevada 89155

*Re: Justification Letter – First Extension of Time (WS-14-0456)  
Pecos and Warm Springs  
APN: 178-06-301-013*

To Whom It May Concern:

This firm represents the Applicant in the above referenced matter. The site is located on 12.86 acres near the corner of Pecos Road and Warm Springs Road (the "Property"). The Property is more particularly described as Assessor's Parcel Number 178-06-301-013. The Applicant is requesting an extension of time for two years on the previously approved waiver application (WS-14-0456) for streetlights along Pecos in conjunction with a single family residential development.

The Applicant recently purchased the Property and would like to move forward with development. The corresponding tentative map application (TM-18-500149) has not yet expired. The Applicant has continued to work on their technical studies including a new drainage study which has been submitted and is in the system with comments. The Applicant is therefore requesting an extension of time for two years to coincide with the active tentative map application.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

SETBACK  
(TITLE 30)

FIRETHORN LN/BUCKBOARD LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
ET-21-400043 (WS-18-0613)-ALVARADO, ALICIA:

**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to reduce the side setback for a partially constructed room addition to an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Firethorn Lane, 110 feet north of Buckboard Lane within Paradise. MN/rk/jo (For possible action)

---

RELATED INFORMATION:

APN:  
177-11-712-055

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce the side yard setback for an attached room addition to 6 feet 6 inches where 10 feet is required per Table 30.40-1 (a 35% reduction).

**LAND USE PLAN:**  
WINCHESTER/PARADISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 7812 Firethorn Lane
- Site Acreage: 0.5
- Project Type: Reduce side setback for a room addition
- Number of Stories: 1
- Building Height (feet): 12
- Square Feet: 430

History & Request

The initial staff report that was approved in 2018, included a second waiver for reduced roof pitch for the room addition. This is no longer a Code requirement and not needed with this request.

Site Plans

The original plans depicted a partially constructed attached room addition on the north side of the existing single family residence. The residence is centrally located on the site and the front of the house faces west toward Firethorn Lane. There is an existing block wall located along the side property line of the parcel which separates the subject property from another single family residence. The addition is set back 6 feet 6 inches from the north property line and approximately 50 feet from Firethorn Lane.

Landscaping

There is existing mature landscaping throughout the site that includes trees, shrubs, and groundcover.

Elevations

The plans show a 12 foot high room addition being added on the north side of the existing residence. The addition will have similar exterior materials, which includes asphalt shingles, decorative molding, and stucco finish to match the existing residence.

Floor Plans

The plans show an addition of 430 square feet. The rooms consist of a new bathroom, closet, and laundry room.

Previous Conditions of Approval

Listed below are the approved conditions for WS-18-0613:

Current Planning

- Applicant is advised that 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.

Applicant's Justification

According to the applicant they have been actively working on permitting the room addition through the Building Department; however, the County lost their plans which delayed the process. In addition, the applicant was recently notified that AC was not properly feeding into the laundry room and bathroom which also has caused further delays. The applicant indicates they are actively working through this process and needs additional time.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-18-0613	Original waiver to reduce side setback for a partially constructed room addition	Approved by PC	October 2018

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential
East	City of Henderson	RS-6	Single family residential

**Clark County Public Response Office (CCPRO)**

CE-20-11315 is an active violation on this property regarding building without permits.

**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 time frames listed in the Notice of Final Action from (WS-18-0613) but is now making progress. Building permit BD17-50535 is still active and is actively being processed by the applicant. Therefore, 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 May 4, 2022 to complete the building permit and inspection process;
- 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**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** ALICIA ALVARADO

**CONTACT:** ALICIA ALVARADO, 7812 FIRETHORN LANE, LAS VEGAS, NV 89123

**DRAFT**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

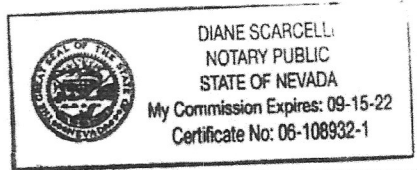
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC)  <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)  <input type="checkbox"/> DESIGN REVIEW (DR)  <input type="checkbox"/> 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>NS-18-0613</u> (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) <u>APR-21-10096</u> (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-21.400043</u> DATE FILED: <u>3/17/21</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>4-13-21</u> PC MEETING DATE: <u>5-4-21</u> BCC MEETING DATE: _____ FEE: <u>\$300.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Alicia Alvarado</u> ADDRESS: <u>7812 Firethorn Ln.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>(702) 203-6577</u> CELL: <u>(702) 203-6577</u> E-MAIL: <u>cali7alicia@gmail.com</u>
	<b>APPLICANT</b>  NAME: <u>Alicia Alvarado</u> ADDRESS: <u>7812 Firethorn Ln</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>(702) 203-6577</u> CELL: <u>(702) 776-6223</u> E-MAIL: <u>cali7alicia@gmail.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Alicia Alvarado</u> ADDRESS: <u>7812 Firethorn Ln</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>(702) 203-6577</u> CELL: <u>(702) 203-6577</u> E-MAIL: <u>cali7alicia@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-11-712-055      89123  
 PROPERTY ADDRESS and/or CROSS STREETS: 7812 Firethorn Ln. Las Vegas NV  
 PROJECT DESCRIPTION: Addition to the north side of main building two bathrooms/Laundry room

(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.

Alicia Alvarado      Alicia Alvarado (Alicia Herrera)  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 2-8-21 (DATE)  
 By Alicia Alvarado - Herrera  
 NOTARY PUBLIC: Diane Scarcell



\*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.

Hello,

ET-21-400043

I'm writing a justification letter to approve two full bathrooms, closet and a laundry room in my home. These rooms are located in the north wing of main building. This waiver was for a setback for getting too close to my neighbor's property line. I've been trying to work with planning and zoning who lost my documents. They lost my blueprints and returned to me after months of having them. When I finally received blueprints, they notified me AC was not feeding into laundry room and bathroom. I had this fixed after 3 months due to medical conditions with myself and my family. We then went into COVID shut down and setback expired. I was never told setback had an expiration and I had to start process from beginning. I had many problems contacting city and I was not getting a clear answer on who could help me. We needed to build these rooms due to my handicap Father and Daughter who need special accommodations due to their health conditions. I would appreciate this approval as my family needs this for their everyday living. I'm requesting a 2-year extension finish processing.

Thank You,

Alicia Alvarado

7812 Firethorn Lane

Henderson, NV 89123

Permit #- WS-18-0613

Parcel #-

05/04/21 PC AGENDA SHEET

HEALTH CLUB  
(TITLE 30)

ARVILLE ST/HARMON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0104-MCA ARVILLE, LLC ETAL & MCA PAMA, LLC:**

**USE PERMIT** to allow a health club within an existing office/warehouse complex on 5.0 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the east side of Arville Street, 700 feet south of Harmon Avenue within Paradise. MN/nr/jo (For possible action)

---

RELATED INFORMATION:

**APN:**

162-19-701-011

**LAND USE PLAN:**

WINCHESTER/PARADISE INDUSTRIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4610 Arville Street, Suite A
- Site Acreage: 5
- Project Type: Health club
- Number of Stories: 1
- Square Feet: 2,050
- Parking Required/Provided: 252/260

Site Plans

The plans show a 4 building office/warehouse complex with parking located in front of each building and along the perimeter of the site. Access is from Arville Street and there is cross access to the complex to the north. The proposed health club will be located within the middle north office/warehouse building.

Landscaping

Landscaping on the site is existing and no changes to landscaping are proposed or required.

Elevations

The photos show a 1 story office/warehouse building with stucco exterior, recessed entrances, and aluminum storefronts.

Floor Plans

The 2,050 square foot lease area includes a weight room, cardio room, restrooms, breakroom, waiting room, an office, and storage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed health club will be harmonious and compatible with the existing office/warehouse complex.

**Prior Land Use Requests**

Application Number	Request	Action	Date
AC-204-88	Office/warehouse complex	Approved by PC	November 1988
ZC-015-76	Reclassified from R-E to M-1 zoning	Approved by BCC	May 1976

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Warehouse complex
South	Industrial	M-1	Packing facility
East	Industrial	M-1	Distribution facility
West	Commercial Tourist	H-1	Orleans Hotel & Casino

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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.

Health clubs have been approved within office/warehouse complexes in the past. There is existing mature landscaping on the site and adequate parking. Staff finds that the proposed use will not have a negative impact on the surrounding area and therefore, staff can support the 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**

- 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:** JAWG, LLC  
**CONTACT:** TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS VEGAS, NV 89131

APR 21-100160



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <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 #)	<b>STAFF</b> APP. NUMBER: <u>UC-21-0104</u> DATE FILED: <u>3/4/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>4/13/21</u> PC MEETING DATE: <u>5/4/21</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	<b>PROPERTY OWNER</b> NAME: <u>MCA Arville, LLC, MCA Pama LLC, and MD Arville, LLC, as Tenants in Common</u> ADDRESS: <u>1750 E. Deere Ave, 2nd Floor</u> CITY: <u>Santa Ana</u> STATE: <u>CA</u> ZIP: <u>92705</u> TELEPHONE: <u>(949)988-7950</u> CELL: _____ E-MAIL: <u>info@mca-realty.com</u>
	<b>APPLICANT</b> NAME: <u>JAWG, L.L.C.</u> ADDRESS: <u>4620 S. Arville</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-596-0003</u> CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: <u>Taylor Consulting Group, Inc.</u> ADDRESS: <u>8414 W. Farm Road, #180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-483-7045</u> CELL: _____ E-MAIL: <u>info@thetaylorconsultinggr</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-19-701-011

PROPERTY ADDRESS and/or CROSS STREETS: Arville & Tompkins

PROJECT DESCRIPTION: special use permit to allow for a training facility/gym/workout facility in an M-1 zone

(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)\*

Jared Gordon  
Property Owner (Print)

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)

By \_\_\_\_\_  
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

# CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Orange )

Subscribed and sworn to (or affirmed) before me on this 29 day  
of December, 20 20, by Jared Gordon

proved to me on the basis of satisfactory evidence to be the person(s)  
who appeared before me.



(Seal)

Signature [Handwritten Signature]

## Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

This certificate is attached to a document titled/for the purpose of

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

### Additional Information

#### Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:

form(s) of identification  credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

#### Other

Affiant(s) Thumbprint(s)  Describe: \_\_\_\_\_

8





PLANNER  
COPY

UC-21-0104

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

December 30, 2020

Clark County Comprehensive Planning  
500 Grand Central Pkwy.  
Las Vegas, NV 89155

Re: 4620 S. Arville (Special-Use Permit)

To Whom It May Concern:

We are respectfully asking for a special-use permit to operate a personal training and fitness facility in an M-1 zoning district.

This business can and will be harmonious and compatible with the existing uses on this property. Per County Code, a Health and Fitness Club requires 5 parking spaces per 1,000 square feet—this tenant space is 2,050 square feet. We are providing 10 standard parking spaces and 1 handicap space—for a total of 11 spaces. There are also a total of 260 parking spaces on the property. It's worth nothing that there is already a gym operating on this parcel.

Thank you in advance for your time and attention to this matter.

Respectfully,

*Nathaniel Taylor*

Nathaniel Taylor  
President

05/04/21 PC AGENDA SHEET

HOSPICE CARE  
(TITLE 30)

AMIGO ST/WINDMILL LN

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0105-GHKASHEF, LLC:**

**USE PERMIT** for a hospice care facility.

**WAIVER OF DEVELOPMENT STANDARDS** to allow access to a residential local street.

**DESIGN REVIEW** for a hospice facility on 2.0 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Amigo Street, 280 feet north of Windmill Lane within Paradise. MN/lm/jo (For possible action)

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RELATED INFORMATION:

**APN:**

177-10-401-019

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow access to a residential local street being Amigo Street where not permitted per Table 30.44-1.

**LAND USE PLAN:**

WINCHESTER/PARADISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8025 Amigo Street
- Site Acreage: 2
- Project Type: Hospice care facility
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 18,861
- Parking Required/Provided: 25/28

**Site Plan & Request**

The plan depicts an existing 80 bed congregate care facility that will be converted to a 14 bed hospice care facility with administrative offices. Access to the site is from Amigo Street with an existing emergency access gate located along Santoli Avenue (local street). The building

entrance faces east and parking is located on the east side of the building. There is a delivery area on the west side of the building.

Landscaping

The plans depict existing street and parking lot landscaping. There are no proposed or necessary changes to the landscape areas.

Elevations

The existing building is 1 story with a maximum height of 22 feet. The exterior of the building has stucco finish with earth tone colors, foamed trim around the windows, recessed and pop-out areas to break-up the building façade, and a pitched roof with tile.

Floor Plans

The existing building has a total area of 18,681 square feet and will be separated into a hospice wing with administrative offices on the other wing. There are 14 private hospice rooms (14 beds) in the southern portion of the building which includes family rooms, family lounge, nurses and doctor's offices, and storage space. The center of the building includes a kitchen and dining room with a reception area located at the entrance. The northerly portion of the building includes repurposed rooms for administrative offices, storage, and conference rooms. The in-care hospice rooms and administrative offices enclose 2 open courtyards.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that they are purchasing the building to provide in-care hospice facilities to the community. Additionally, the applicant believes that parking is sufficient for the 22 in-care employees and administrative staff during the largest shift. This use is similar to the prior use of the site, with reduced number of beds and has minimal noise and traffic impacts on the surrounding neighborhoods. Administrative office hours are Monday through Friday 8:00 a.m. to 5:00 p.m. with visitation and staffing of the in-care hospice facility open 24 hours per day. The applicant agrees to the prior conditions of approval for no main driveway entrance on Santoli Avenue, and if the driveway entrance for service vehicles is on Santoli Avenue, the hours of operation will be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday with no scheduled or routine deliveries on Sunday.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0742-14	Congregate care facility with access to a local street	Approved per PC	October 2014

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Undeveloped
South	Commercial Neighborhood	C-1	Retail center

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Residential Suburban (up to 8/du/ac)	R-1	Single family residential
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	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**

Use Permit

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 proposed use is similar in nature to the existing congregate care facility, but typically with less of an impact. Staff finds no enforcement actions about the existing site, or deliveries to the site impacting the residential properties to the west. The property to the north is still undeveloped and owned by the Clark County School District and designated Public Facilities in the Winchester/Paradise Land Use Plan. Therefore, staff finds that the hospice care facility is compatible with the existing and planned land uses in the area.

Waiver 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 & Design Review

There are no proposed changes to the exterior of the building, landscaping, parking, or site access. The existing residential subdivision, across the street to the east, back onto Amigo Street with no direct access to the street. The 2 residential properties to the west are located on a private cul-de-sac with access to Santoli Avenue. The existing access gate on Santoli Avenue is for emergency purposes, and potential traffic impact from the hospice facility will not adversely affect the residents. As mentioned above, the hospice use typically has less of an impact than the existing congregate facility. Therefore, staff can support the existing design allowing access to Amigo Street on the east side of the existing development for the hospice use.

**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**

- No main driveway entrance on Santoli Avenue;
- If the driveway entrance for service vehicles is on Santoli Avenue, the hours of operation should be limited to 8:00 a.m. to 5:00 p.m., Monday through Saturday with no scheduled or routine deliveries on Sundays.
- 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.

**Building Department - Fire Prevention**

- Applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

**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:** PROCARE HOSPICE OF NEVADA

**CONTACT:** PROCARE HOSPICE OF NEVADA, 7469 LAKE MEAD BLVD., SUITE 200, LAS VEGAS, NV 89128



February 25, 2021

Clark County  
Comprehensive Planning  
500 South Grand Central Parkway  
PO Box 551744  
Las Vegas, NV 89155-1744

Re: ProCare Hospice of Nevada

APN: 177-10-401-019

APR21-100056

Use Permit- We respectfully submit this application for a proposed use permit of a hospice facility located at 8025 Amigo Street, Las Vegas, NV 89123.

Waiver of Developmental standards- allow hospice to be accessed from a residential local street.

Design Review- Hospice in a R-E zone.

This +/- 2.5-acre property is currently shown with a use permit of a Congregate Care in the Clark County Zoning designation which will be discontinued within 6 months if this use is approved. We are requesting an additional use permit to also include a hospice facility.

Per a design review performed in 2014, (UC-0742-14), the Amigo Memory Care had planned for 40 rooms. The facility does provide accommodation, health-related services, and variety of activities for residents. Our intent is to serve our community with repurposing one area of the of the building with existing rooms to one bed per room for 14 hospice rooms that will accommodate geriatrics and pediatric patients. Other existing rooms, with minimal to no modifications, will be used as administrative offices for our hospice staff.

The building is a single-story structure with 14 single patient rooms, space for family areas, hospice unit staff office and training areas, storage, service visitors and less than 1/3 of the building will be dedicated to administrative office area. A total of 28 parking spaces, including 3 handicap accessible spaces are available. The hospice unit's largest shift will be 8 employees and 1 parking spot per 6 beds. The home hospice's largest shift of administrative employees will be 14 employees. Total of 22 employees on site between the inpatient unit and the home hospice program.

Most of the home hospice's staff are clinical field staff caring for patients in their homes or facilities. Medications are delivered by the pharmacy to the patient's homes and supplies are drop shipped to the patients from our supplier. Therefore, there is no need for the staff to come to the building often and tie up parking spaces or create more traffic in the R-E zone.

Adjacent Land uses and zoning are as follows:

	<u>North</u>	<u>East</u>	<u>South</u>	<u>West</u>
<b>Land Use</b>	Public Facilities (PF)	Residential Suburban (RS)	Neighborhood Commercial (CN)	Rural Neighborhood Preserve (RNP)
<b>Zoning</b>	R-E	R-1	C-1	R-E
<b>Current Use</b>	Vacant Property	.29 Acre Residential Lots	Commercial Development	Single Family Residential

The Amigo Memory care was approved as consistent with the land use as envisioned in the Clark County Comprehensive Plan and complements the existing uses in the neighborhood.

The building has minimal noise and traffic impacts on the neighborhood. Adding a hospice care facility will also have the same impact. The patients do not drive and all the activity will be predominately contained within the facility. Any traffic will be limited to that generated by staff and visitors.

Administrative office hours are Monday- Friday 8am-5pm. Visitation and staffing of the hospice facility of up to 8 staff members is 24 hours a day.

Access to the site is from Amigo Street with a fire/emergency access lane to Santoli Ave. The existing emergency access gate is to remain.

We will abide by the conditions laid out in the approval, Notice of final action UC-0742-14, from October 29, 2014.

Conditions:

**Current planning**

- No main driveway entrance on Santoli Ave
- If the driveway entrance for service vehicles is on Santoli Ave, the hours of operation will be limited to 8am-5pm Monday through Saturday with no scheduled or routine deliveries on Sunday.

We look forward to receiving comments and the opportunity to discuss this additional use permit request.

Respectfully submitted,



Greg Walski



RIGHT-OF-WAY  
(TITLE 30)

HARMON AVE/ARVILLE ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-21-0096-COAST HOTELS & CASINOS, INC:**

**VACATE AND ABANDON** a portion of a right-of-way being Harmon Avenue located between Cameron Street and Arville Street within Paradise (description on file). MN/al/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
162-19-202-005; 162-19-299-018; 162-19-302-001; 162-19-399-014

**LAND USE PLAN:**  
WINCHESTER/PARADISE - COMMERCIAL TOURIST  
WINCHESTER/PARADISE - PUBLIC FACILITIES

**BACKGROUND:**

**Project Description**

The proposed vacation is for an 11,490 square foot portion of Harmon Avenue located at the southwest corner of the intersection of Harmon Avenue and Arville Street, which is at the request of Clark County Public Works. The applicant indicates that the newly reconfigured intersection of Harmon Avenue and Arville Street has eliminated the need for the subject area to be designated as right-of-way. This request will relinquish the excess right-of-way back to the adjacent property owner.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Public Facilities	M-1	Clark County School District bus storage & maintenance facility
South	Commercial Tourist	H-1	The Orleans Resort Hotel
East	Commercial Tourist	M-1	Commercial uses & warehouse facility
West	Commercial General	M-1	Storage & warehouse facilities

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of Harmon Avenue right-of-way that is not necessary for the newly reconfigured interchange.

**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**

- Satisfy utility companies' requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Revise legal description, if necessary, prior to recording.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CLARK COUNTY PUBLIC WORKS SURVEY

**CONTACT:** CLARK COUNTY PUBLIC WORKS SURVEY, 500 S. GRAND CENTRAL PKWY, 2ND FLOOR CCPW SURVEY, LAS VEGAS, NV 89106

RIGHT-OF-WAY  
(TITLE 30)

HARMON AVE/VALLEY VIEW BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-21-0098-HIP VALLEY VIEW, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Valley View Boulevard located between Harmon Avenue and Rochelle Avenue (alignment) within Paradise (description on file). MN/rk/jd (For possible action)

RELATED INFORMATION:

**APN:**  
162-19-601-022; 162-19-699-013; 162-20-299-017

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

**BACKGROUND:**

**Project Description**

The proposed vacation is for a 9,524 square foot portion of Valley View Boulevard located at the northwest corner of the intersection of Harmon Avenue and Valley View Boulevard, which is at the request of Clark County Public Works. The applicant indicates that the newly reconfigured intersection of Harmon Avenue and Valley View Boulevard has eliminated the need for the subject area to be designated as right-of-way. This request will relinquish the excess right-of-way back to the adjacent property owner.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Commercial Tourist	M-1	Office/warehouse building
South	Industrial	M-1	Office/warehouse building
East	Right-of-way	Right-of-way	Ramp (Harmon Avenue) & Union Pacific Railroad

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of Harmon Avenue right-of-way that is not necessary for the newly reconfigured interchange.

**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**

- Satisfy utility companies' requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Revise legal description, if necessary, prior to recording.

**Clark County Water Reclamation District (CCWRD)**

- The Clark County Water Reclamation District (CCWRD) has existing or proposed assets within the area proposed to be vacated per VS-21-0098; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the easements/right-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CLARK COUNTY PUBLIC WORKS SURVEY

**CONTACT:** CLARK COUNTY PUBLIC WORKS SURVEY, 500 S. GRAND CENTRAL PKWY, 2ND FLOOR CCPW SURVEY, LAS VEGAS, NV 89106



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-21-0098</u>	DATE FILED: <u>3/2/21</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>4/13/21</u>
		TAB/CAC: <u>Paradise</u>	
		PC MEETING DATE: <u>5/4/21</u>	<u>M-I</u>
		BCC MEETING DATE: _____	<u>CT</u>
		FEE: <u>Fees Waived</u>	<u>MN</u>

<b>PROPERTY OWNER</b>	NAME: <u>Public Right-of-Way</u>
	ADDRESS: <u>500 S. Grand Central PKWY</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u>
	TELEPHONE: <u>702-455-6150</u> CELL: _____
	E-MAIL: _____

<b>APPLICANT</b>	NAME: <u>CCPW Survey</u>
	ADDRESS: <u>500 S. Grand Central PKWY</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u>
	TELEPHONE: <u>702-455-6150</u> CELL: _____
	E-MAIL: _____ REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Travis Newsom</u>
	ADDRESS: <u>500 S. Grand Central PKWY</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u>
	TELEPHONE: <u>702-455-6150</u> CELL: _____
	E-MAIL: <u>TNewsom@clarkcountyNV.Gov</u> REF CONTACT ID #: <u>204978</u>

ASSESSOR'S PARCEL NUMBER(S): 162-19-699-013 and 162-20-299-017, 162-20-201-010  
162-19-601-022


PROPERTY ADDRESS and/or CROSS STREETS: Harmon Ave. and Valley View BLVD.

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.

[Signature]  
 Property Owner (Signature)\*

Dennis Cederburg  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON JAN 27 2021  
 By Dennis Cederburg  
 NOTARY PUBLIC: [Signature]

  
 SARAH JAMES-FELTON  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Expires: 09-07-2022  
 Certificate No: 98-3498-1

\*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.

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# Department of Public Works

500 S Grand Central Pky • Box 554000 • Las Vegas NV 89155-4000  
(702) 455-6000 • Fax (702) 455-6040

Denis Cederburg, P.E., Director • E-Mail: [dlc@ClarkCountyNV.gov](mailto:dlc@ClarkCountyNV.gov)



January 21, 2021

Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
PO Box 551744  
Las Vegas, NV. 89155

**RE: Justification Letter – Vacation and Abandonment of a portion of Valley View Boulevard (162-19-699-013 and 162-20-299-017).**

A request for the vacation and abandonment of a portion of Valley View Boulevard, lying north of Harmon Avenue is respectfully submitted.

The newly revised intersection of Valley View Boulevard and Harmon Avenue has eliminated the need for this area to be designated as right-of-way.

Prompt consideration of this request to vacate and abandon is recommended.

Respectfully,

Dustin L. Crowther, PLS  
County Surveyor

cc: Denis Cederburg

DC:TN

05/04/21 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

HINSON ST/SUNSET RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-21-0131-POST ROAD CAPITAL REF II, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Cameron Street (alignment) and Hinson Street (alignment), and between Patrick Lane (alignment) and Sunset Road within Paradise (description on file). MN/md/jd (For possible action)

RELATED INFORMATION:

**APN:**

162-31-301-021; 162-31-301-029; 162-31-301-030; 162-31-301-035 through 037; 162-31-401-006

**LAND USE PLAN:**

WINCHESTER/PARADISE - INDUSTRIAL

**BACKGROUND:**

**Project Description**

VS-18-0683 was approved by the Board of County Commissioners in October 2018 to vacate patent easements; however, the vacation did not record and the application expired in October 2020. This application is a request to vacate and abandon the same patent easements on the subject property for a proposed and future commercial/industrial development. The plans depict the vacation and abandonment of 33 foot wide government patent easements internal to the project site and along the north, south, east, and west sides of the site. The applicant indicates the vacation of the easements are needed to develop the property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-19-0589	Reduced parking lot landscaping and modified driveway design standards in conjunction with a proposed office/warehouse complex	Approved by BCC	October 2019
TM-19-500157	1 lot industrial subdivision	Approved by BCC	October 2019
VS-19-0588	Vacated and abandoned patent easements	Approved by BCC	October 2019
ZC-18-0350	Reclassified 4.8 acres from R-E and M-1 zoning to M-1 zoning for a commercial vehicle and trailer rental facility	Approved by BCC	October 2018

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-18-500159	1 lot commercial subdivision	Approved by BCC	October 2018
VS-18-0683	Vacated and abandoned government patent easements - expired	Approved by BCC	October 2018
ZC-18-0666	Reclassified a portion of APN 162-31-301-036 east of the Union Pacific Railroad to M-1 zoning for a parking lot	Approved by BCC	October 2018
UC-0396-17	Vehicle dismantling yard and waivers to reduce the setback between a vehicle dismantling yard and a non-industrial use	Withdrawn at PC	September 2017
UC-0711-14	Vehicle dismantling yard and waivers to reduce the setback between a vehicle dismantling yard and a non-industrial use	Withdrawn at BCC	December 2014

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	P-F	Detention basin
South	Industrial	M-1	Landscape storage yard
East	Industrial	M-1, M-D, & R-E	Union Pacific Railroad, office/warehouse building, & undeveloped
West	Industrial	M-1	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of patent easements that is/are not necessary for site, drainage, or roadway development.

**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**

- Satisfy utility companies' requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Right-of-way dedication on the west side of the UPRR to include the necessary portions of Post Road and Rogers Street for 60 foot wide roadways, including all or a portion of an elbow or knuckle at the eastern terminus of Post Road with the radius to be approved by Public Works - Development Review, and the portion of a cul-de-sac, or alternate right-of-way approved by Public Works - Development Review, at the southern terminus of Rogers Street, and 30 feet for Cameron Street;
- Right-of-way dedication on the east side of the UPRR to include a curve at the intersection of Post Road and Arville Street with the radius to be as large as possible to be approved by Public Works - Development Review;
- Grant an access easement to the Union Pacific Railroad, owner of APN 162-31-401-024, or obtain a signed and notarized letter from an official with the company indicating that access is not needed, or, if access is needed and an easement is not satisfactory, grant right-of-way necessary to accommodate a future 60 foot wide roadway;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

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

**APPLICANT:** POST ROAD CAPITAL REF II, LLC

**CONTACT:** RANDY BLACK, JR., LAND BARON INVESTMENTS, 10789 W. TWAIN AVE., 2ND FLOOR, LAS VEGAS, NV 89135



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-21-0131</u>	DATE FILED: <u>3/17/21</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>MNO</u>	TAB/CAC DATE: <u>4/13/21</u>
		TAB/CAC: <u>PARADISE 7:00 P.M.</u>	
		PC MEETING DATE: <u>5/4/21 7:00 P.M.</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$875.<sup>00</sup></u>	

<b>PROPERTY OWNER</b>	NAME: <u>Post Road Capital REF II LLC</u> ADDRESS: <u>6405 S. Tenaya Way #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>415-722-8223</u> CELL: _____ E-MAIL: <u>frankabbott@ledlightandpower.com</u>
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<b>APPLICANT</b>	NAME: <u>Post Road Capital REF II LLC</u> ADDRESS: <u>6405 S. Tenaya Way #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>415-722-8223</u> CELL: _____ E-MAIL: <u>frankabbott@ledlightandpower.com</u> REF CONTACT ID #: _____
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<b>CORRESPONDENT</b>	NAME: <u>Randy Black Jr.</u> ADDRESS: <u>10798 W. Twain Ave 2nd Flr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702.851.3999</u> CELL: <u>702.499.4442</u> E-MAIL: <u>randy@landbaroninv.com</u> REF CONTACT ID #: <u>187412</u>
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ASSESSOR'S PARCEL NUMBER(S): 162-31-301-021,029,030,035,036,037 and 162-31-401-006

PROPERTY ADDRESS and/or CROSS STREETS: Post and Rogers

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.

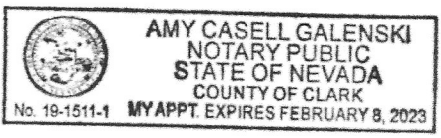
[Signature]  
Property Owner (Signature)\*

Frank Abbott  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF Clark

SCRIBED AND SWORN BEFORE ME ON February 16, 2021 (DATE)  
Frank Abbott

Amy Casell Galenski



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

12

February 16, 2021

Clark County  
Department of Planning  
500 S. Grand Central Pkwy.  
Las Vegas, NV 89155

VS-21-0131

Re: Post Discovery Spectrum Development  
Patent Easement Vacation and Abandonment Justification Letter

Dear Sir or Madam:

This vacation application is being filed to vacate existing Patent Easements associated with property located Post Road and Rogers Street in Las Vegas, Assessor's Parcel Numbers 162-31-301-021, 029, 030, 035, 036, 037, and 162-31-401-006.

This application replaces application VS-18-0683 which expired October 17, 2020. It is needed in conjunction with entitlement submittal documents WS-19-0589, VS-19-0588, and TM-19-500157 for this project.

We are requesting with this application to vacate and abandon the existing 33-foot-wide patent easements in order to further develop the parcels.

Please feel free to contact me with any questions or comments at (415) 722-8223. Thank you.

Sincerely,



Frank Abbott, Manager

TEMPORARY OUTDOOR  
COMMERCIAL EVENT  
(TITLE 30)

LAS VEGAS BLVD S/MANDALAY BAY RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-21-400040 (UC-20-0104)-MANDALAY PROPCO, LLC:**

**USE PERMIT FIRST APPLICATION FOR REVIEW** to waive conditions for temporary outdoor events (tailgating).

**DESIGN REVIEW** for a temporary outdoor commercial event with temporary structures, eating and drinking areas including on-premises consumption of alcohol, retail sales, and live entertainment in conjunction with a resort hotel (Luxor Resort Hotel) on 62.8 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Las Vegas Boulevard South and the north and south sides of Mandalay Bay Road within Paradise. MN/jgh/xx (For possible action)

---

RELATED INFORMATION:

**APN:**

162-29-610-002; 162-29-610-003

**USE PERMIT:**

1. a. Allow temporary events longer than 10 days per event.
- b. Allow more than 1 week for set-up and more than 1 week for operational removal.

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3900 Las Vegas Boulevard South
- Site Acreage: 62.8
- Project Type: Temporary outdoor commercial event (tailgate lot)
- Number of Stories: 1, 2, & 3
- Building Height (feet): Up to 30
- Square Feet: 130,000 outdoor event/59,186 tent area
- Parking Required/Provided: 14,187/16,999 without the event/16,590 with event (combined Excalibur, Luxor, Mandalay Bay facilities per UC-0574-14)

### Site Plans

The previously approved plans depict a temporary outdoor event (tailgate lot) with temporary structures, eating and drinking areas including on-premises consumption of alcohol, retail sales, and live entertainment located in an existing 130,000 square foot parking area located on the southeastern portion of the site. The event is a tailgate lot during Las Vegas Raider football games and other events throughout the year. There are food vendors, live entertainment, broadcast units, offices, trailers, temporary restrooms, and temporary structures distributed throughout the area. The site plans include 3 configurations for the structures ranging in area from a total of 29,752 square feet to 54,846 square feet. The tailgate lot is surrounded by a 6 foot high decorative fence and accessed from pedestrian gates outside of the Luxor Casino. The installation of the fence resulted in the permanent loss of 13 parking spaces. There are 2 areas on the west side of the Shoppes at Mandalay Place sky bridge which provide additional food and beverage options for guests and event spectators as well as management and logistical facilities for the events and sale areas.

### Landscaping

No changes to landscaping are required or proposed with this application.

### Elevations

No permanent structures are proposed; however, the previously approved plans depict tents, modular offices, trailers, containers, shade structures, decks, temporary restrooms, and other accessory structures ranging in height from 10 feet to 30 feet.

### Floor Plans

The previously approved plans depict the temporary structures in the main tailgate lot ranging in size from 144 square feet to 27,000 square feet. The temporary structures in the other areas range in size from 200 square feet to 2,160 square feet with a total area of 4,340 square feet.

### Signage

Signage is not a part of this request.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-20-0104:

#### Current Planning

- Until March 1, 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; 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 1 year of approval date or it will expire.

#### Public Works - Development Review

- 9 months to perform and have recorded a Record of Survey to determine underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard South;

- 9 months to perform and have recorded right-of-way dedication and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Right-of-way dedication for areas with Public Works' equipment adjacent to Mandalay Bay Road to be coordinated with Public Works - Traffic Management Division.
- 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;
- Applicant to show fire hydrant locations on-site and within 750 feet.

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, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then 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 or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- 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; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Applicant's Justification

The applicant indicates that the pandemic prevented the site from being used to its fullest extent since most events were not held or were held at limited capacity. The applicant is requesting for the next review to be in 2 years to allow for attendance at events to be close to or at pre-covid numbers.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-20-0200	Amend a comprehensive sign plan for a resort hotel (Luxor Resort Hotel)	Approved by BCC	June 2020
UC-20-0104	Waived conditions for temporary outdoor events in conjunction with an existing resort hotel (Luxor Resort Hotel)	Approved by ZA	April 2020

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-0951-17	Amended comprehensive sign plan to add a wall sign to the Luxor Resort Hotel	Approved by BCC	December 2017
DR-0085-17	Amended comprehensive sign plan to add animation (LED electronic message/video units) to existing freestanding signs for the Excalibur & Luxor Resort Hotels	Approved by BCC	March 2017
UC-0273-16	Temporary events longer than 10 days in conjunction with existing resort hotels (Excalibur, Luxor, Mandalay Bay)	Approved by BCC	June 2016
UC-0041-16	Parking garage in conjunction with an existing resort hotel (Excalibur)	Approved by BCC	April 2016
DR-0703-15	Amended comprehensive sign plan to increase the area of an existing wall sign (building wrap) for the Luxor Resort Hotel	Approved by BCC	December 2015
DR-0869-14	Amendment to an approved comprehensive sign plan for the Excalibur and Luxor Resort Hotels	Approved by BCC	December 2014
UC-0031-14	Comprehensive sign plan for the Luxor and Excalibur Resort Hotels	Approved by BCC	March 2014
DR-0374-13	Wall signs and directional signs for the Luxor Resort Hotel	Approved by BCC	August 2013
UC-0592-12	Communications tower	Approved by PC	November 2012
UC-0604-11	Recreational facility (zip lines) in conjunction with resort hotels (Excalibur & Luxor) - expired	Approved by PC	April 2012

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Excalibur Resort Hotel
South	Commercial Tourist	H-1	Mandalay Bay Resort Hotel & NV Energy power substation
East	Commercial Tourist	H-1	MGM Festival Lot south, service station, & motel
West	Commercial Tourist	H-1 & M-1	I-15, motels, & industrial buildings

**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.

There are no reported problems from Clark County Public Response and this request is consistent with the conditions of approval from the original application. In addition, the applicant has submitted the requested FAA application and a record of survey has been recorded per the original conditions of approval; therefore, staff can support 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**

- 2 years 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.

#### **Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** MANDALAY PLACE, LLC DBA THE SHOPS AT MANDALAY PLACE

**CONTACT:** GMRA, 6325 SOUTH JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

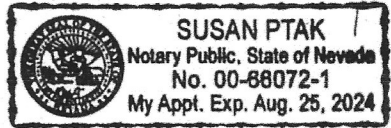
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER 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 type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) UC-20-0104 (ORIGINAL APPLICATION #)	<b>STAFF</b>	APP. NUMBER: <u>AP-21-400040</u> DATE FILED: <u>3/15/21</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>4/13/21</u> PC MEETING DATE: _____      7pm BCC MEETING DATE: <u>5/5/21</u> FEE: <u>\$950</u>
	<b>PROPERTY OWNER</b>	NAME: <u>MGP Lessor, LLC</u> ADDRESS: <u>6385 South Rainbow Boulevard, Suite 500</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 692-5674</u> CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>	NAME: <u>Rampart, LLC dba Luxor Resort &amp; Casino (Tenant)</u> ADDRESS: <u>3900 South Las Vegas Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>	NAME: <u>George Rogers</u> ADDRESS: <u>6325 South Jones Boulevard, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 894-5027</u> CELL: <u>(702) 376-9782</u> E-MAIL: <u>pac@gmralv.com</u> REF CONTACT ID #: <u>168923</u>

ASSESSOR'S PARCEL NUMBER(S): 162-29-610-003 & 162-29-610-002  
 PROPERTY ADDRESS and/or CROSS STREETS: 3900 South Las Vegas Boulevard, NEC of LVBS & W Mandalay Bay Rd  
 PROJECT DESCRIPTION: Application Review for Special event structures, turf, food/beverage & live entertainment in the parking lot.

(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 Tenant (Signature)\*      Laura Norton, Authorized Representative  
 Property Tenant (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON February 22, 2021 (DATE)  
 By Laura Norton, Authorized Representative  
 NOTARY PUBLIC: Susan Ptak



\*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 M. Rogers, Architect  
Architecture ■ Interiors

6325 S. Jones Boulevard, Suite 100  
Las Vegas, Nevada 89118  
(702)894-5027  
fax (702)894-5028  
www.gmrarchitect.com

AR-21-400040

PLANNER  
COPY

February 17, 2021

Clark County Current Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89101

re: APN 162-29-610-002 and 162-29-610-003  
3900 Las Vegas Boulevard South  
Letter of Justification Mandalay PROPCO LLC and MGP Lessor, LLC  
Application Review (UC-20-0104)

To Whom It May Concern,

The following request and justification is provided for your consideration and review:

### Request

This application is submitted for Review associated with the requests contained in UC-20-0104:

### Project Description

The use commenced in the Fall of 2020 with a drive-in event and in accordance with the conditions of approval the application is submitted for Review.

There have been no adverse impacts as a result of the use. The original condition for Review was intended to provide an authentic and practical evaluation of the use. the pandemic prevented the site form being used to its fullest extent since most events were not held and the attendance for the event that occurred was limited due to social distancing and emergency regulations in effect. We request that the next substantive or meaningful Review occur in two years to allow a reasonable timeframe for the pandemic to subside and events to occur with regular attendance.

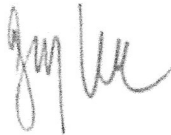
### Justification

This application is justified since there have been no change in conditions for the application. It is important to note that an FAA application has been submitted and

approved and a record of survey has been submitted and recorded per the original conditions of approval.

We look forward to your review and comments.

Very truly yours,



George M. Rogers, AIA

**PLANNER  
COPY**

B

05/05/21 BCC AGENDA SHEET

RESTAURANT MODIFICATIONS  
(TITLE 30)

RUSSELL RD/POLARIS AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-21-0110-WESTSTATE LAND:**

**DESIGN REVIEWS** for the following: 1) modifications to a previously approved restaurant with drive-thru; and 2) finished grade on 1.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the southeast corner of Russell Road and Polaris Avenue within Paradise.  
MN/jt/jd (For possible action)

---

RELATED INFORMATION:

**APN:**  
162-32-111-002

**DESIGN REVIEWS:**

1. Modifications to a previously approved restaurant with drive-thru.
2. Increase finished grade to 84 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 367% increase).

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3397 W. Russell Road
- Site Acreage: 1.8
- Project Type: Restaurant with drive-thru
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 2,430
- Parking Required/Provided: 30/33

Request

This application is for modifications to a previously approved restaurant with drive-thru. Key modifications include changing the below grade "tunnel" drive-thru lanes to at-grade, accommodating for an additional 10 feet of future right-of-way dedication along Polaris Avenue,

widening the walkway parallel to Polaris Avenue from 5 feet wide to 10 feet wide to comply with a previous condition of approval, reducing the building area by 287 square feet (2,717 square feet down to 2,430 square feet), flipping the location of the restroom building and the IT/storage building, increasing driveway throat depth, and increasing the finished grade of the site to construct a building and sanitary sewer serviced by gravity. Other minor changes are also incorporated into the design; however, the overall design remains consistent with the previous approval.

Previous land use entitlements consisting of a use permit for the restaurant and a waiver of development standards for landscaping still apply to the site. This application is only to update the previous design review for site modifications and increased finished grade.

#### Site Plan

The site plan depicts a restaurant located in the northeast portion of the site. Setbacks include 30 feet from the north property line along Russell Road, 72 feet from the east property line along Century Park Drive, 145 feet from the south property line, and 94 feet from the west property line along Polaris Avenue. An existing driveway on Polaris Avenue provides access to the site and cross-access with the adjacent hotel development to the south. Two parallel drive-thru lanes circle the site in a counterclockwise direction along the south, east, and north property lines. Along the north property line, the drive-thru lanes separate and run along the north and south sides of the restaurant building. West of the restaurant, the parallel drive-thru lanes converge into a single drive-thru lane and exit near the driveway entrance for the site.

The courtyard area in the northwest portion of the site, near the intersection of Russell Road and Polaris Avenue, provides outside dining and pedestrian access across a drive-thru lane to a walk-up window on the west side of the restaurant. There is no interior dining at this location. Additional outside dining is located on the south side of the restaurant, which is accessed by a pedestrian path from the walk-up window across a drive-thru lane. All the outside dining is at least 5 feet from the adjacent drive-thru lanes and parking spaces. Protective barriers are provided adjacent to the drive-thru lanes; however, a protective barrier is not required between the outside dining area and the parking spaces. A separate restroom building, an IT/storage building, and trash enclosure are all located southeast of the restaurant. Parking spaces are located near the center of the site, and a loading zone is located on the east side of the trash enclosure.

#### Landscaping

Landscaping includes a 10 foot wide strip along the south property line and a new attached sidewalk with 13 feet to 25 feet of landscaping along Century Park Drive on the east side of the site. On the north side of the site, along Russell Road, the proposed landscaping varies from 16 feet to 30 feet behind an attached sidewalk. However, the northwest portion of the site includes a pedestrian plaza with hardscape, concrete seat walls, and outside dining, which reduces the required street landscape width. This necessitated a waiver of development standards with the previous application (UC-20-0462) to reduce street landscaping for a portion of both Russell Road and Polaris Avenue near the intersection. That waiver of development standards is still active and applies to this site redesign.

Farther south of the pedestrian plaza, landscaping along Polaris Avenue includes an attached sidewalk, a 20 foot wide landscape strip, a 10 foot wide walkway, and another 4 foot wide landscape strip. An additional 10 feet of proposed street dedication for a future right turn lane would eliminate the attached sidewalk and 10 feet of landscaping. Interior to the site, landscaping is provided within the parking lot and along the drive-thru lanes.

Elevations

The restaurant building, restroom building, and IT/storage building are all 20 feet to the top of the parapet roofs. Fabric awnings extend from the west and north sides of the restaurant building in all directions to cover the walk-up windows and drive-thru lane. A patio cover style roof extends on the south side of the restaurant building over the drive-thru lane and outside dining area and connects to the restroom building and IT/storage building. All the buildings are finished in painted stucco. Other features of the project include standard concrete circular tables and seats for outside dining, concrete seat walls, and 3 foot 6 inch high stainless steel cable railing barriers along portions of the drive-thru.

Floor Plans

The 1,914 square foot restaurant building includes a kitchen area, cooler, potato peeling area, potato storage, office, and restroom. Other buildings include the 174 square foot IT/storage building and a 342 square foot restroom building.

Signage

Signage is not a part of this request.

Applicant's Justification

Given the proximity of the site to Allegiant Stadium, the design anticipates a significant number of walk-up customers who will order food and eat in the outside dining/plaza area. Additionally, the design accounts for a high volume of vehicular traffic using 2 drive-thru lanes with significant stacking capacity on-site. The site changes are minor, and the overall design is consistent with the original land use entitlement. Lastly, the increased finished grade is necessary to allow a sanitary sewer facility serviced by gravity. Although the maximum fill depth is 84 inches (7 feet), the average fill height is less than 48 inches (4 feet) across the entire site. In addition, increasing the finished grade will raise the level of the site up to street level so the restaurant does not appear to be depressed in a hole when viewed from the right-of-way.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-20-0462	Restaurant with drive-thru and reduced landscaping	Approved by BCC	December 2020
ADR-20-000253	Temporary parking lot	Approved by ZA	May 2020
ZC-1857-93	Reclassified the site and surrounding parcels to H-1 zoning for a hotel project	Approved by BCC	January 1994

### Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial Tourist	H-1	Allegiant Stadium
South & East	Commercial Tourist	H-1	Hotels
West	Commercial Tourist	M-1	Gasoline station, convenience store, & warehouse

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

##### Design Review #1

The site modifications of the restaurant with outside dining and drive-thru will still be an amenity to the evolving commercial options surrounding Allegiant Stadium. The design of the project accounts for the significant number of pedestrians and vehicles anticipated in the area on event days at the stadium. In addition, the design complies with Urban Specific Policy 70 of the Comprehensive Master Plan, which encourages site amenities such as plazas, pedestrian walkways, and site furnishings (such as benches). In addition, the policy goes on to encourage landscaping, building overhangs, and canopies to provide shade and improve the comfort of the area. The proposed design complies with all aspects of Policy 70 by including a large pedestrian plaza and outside dining, concrete wall seats, concrete picnic tables, and awnings to provide shade. These design features will make the outside dining area more comfortable, and it will improve the pedestrian experience for people walking to events at Allegiant Stadium.

Staff is in the process of finalizing the design of specific street cross sections for the Stadium District area. As a result, staff recommends a condition for the applicant to continue to work with Current Planning on the design of the pedestrian realm as the Stadium District Plan is finalized if recommendations from the Stadium District Plan could be incorporated into the design of the site.

#### Public Works - Development Review

##### Design Review #2

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

**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 December 2, 2022 to commence to match the expiration date of the previously approved and companion application, UC-20-0462;
- Applicant to work with Current Planning and Public Works - Development Review on the design of the pedestrian realm, sidewalks, and street landscaping along Century Park Drive, Russell Road, and Polaris Avenue to comply with the intent of the Stadium District Plan that is under development;
- 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 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**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Coordinate with Traffic Management Division, Kaizad Yazdani, for improvements and dedication of a right turn lane on Polaris Avenue, if required.
- Applicant is advised that off-site improvement permits may be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals. /jd

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0399-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**



**APPLICANT:** BFH VEGAS I, 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

<b>APPLICATION TYPE</b>  <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 checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" 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 #)	<b>STAFF</b>  APP. NUMBER: <u>DR-21-0110</u> DATE FILED: <u>3/11/21</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>4/13/21</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>5/5/21</u> FEE: <u>675<sup>00</sup></u>
	<b>PROPERTY OWNER</b>  NAME: <u>BFH Vegas I, LLC</u> ADDRESS: <u>7500 E. McDonald Drive, Suite 100A</u> CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85250</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	<b>APPLICANT</b>  NAME: <u>BFH Vegas I, LLC</u> ADDRESS: <u>7500 E. McDonald Drive, Suite 100A</u> CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85250</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>
	<b>CORRESPONDENT</b>  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>702-792-7048</u> CELL: <u>702-792-7000</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 162-32-111-002  
 PROPERTY ADDRESS and/or CROSS STREETS: Russell and Polaris  
 PROJECT DESCRIPTION: Minor revisions to an approved fast food drive thru with outside dining

(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)\*      Property Owner (Print)

STATE OF ARIZONA  
 COUNTY OF MARICOPA  
 SUBSCRIBED AND SWORN BEFORE ME ON JANUARY 6, 2021 (DATE)  
 By WALT BROWN, JR.  
 NOTARY PUBLIC: Diane Scappaticci



\*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.

14

**KAEMPFER**

**CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH  
[jlazovich@kcnvlaw.com](mailto:jlazovich@kcnvlaw.com)  
702.792.7050

February 25, 2021

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Fax: 702.796.7181

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50 West Liberty Street  
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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**

Mr. Jared Tasko  
Clark County  
Current Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

**Re: *Justification Letter for Design Reviews***  
***APN: 162-32-111-002***

Dear Mr. Tasko:

Please be advised, this firm is representing the applicant. On behalf of the applicant, we are submitting an application for a design review for minor changes to an approved fast food restaurant and a design review for an increase in finished grade. A prior application (UC-20-0462) was approved in December 2020 and granted a special use permit, design review and waiver of development standards to allow for a restaurant with a drive thru generally located on the southeast corner of Polaris Avenue and Russell Road and more particularly described as APN: 162-32-111-002 (the "Site").

The Site is zoned H-1 and master planned as Commercial Tourist. The applicant intends to build an iconic and highly themed In-N-Out Burger on the Site. The design of the building will be reminiscent of the very first In-N-Out Burger drive thru building constructed in 1948 and located in southern California.

The building will be approximately 2430 square feet with a heavy emphasis on drive thru and outdoor seating. The outdoor seating area will be approximately 1,408 square feet. There will not be any indoor seating at this location. There will be two at grade drive thru lanes each with a stacking capacity of at least 23 cars in each lane. Pedestrian seating will be provided above in the plaza area. The applicant is providing 35 parking spaces where 30 parking spaces are required by Title 30. The maximum height of the building will be 20 feet. Access to the site will be off Polaris Avenue.

The applicant intends to keep the existing attached sidewalks along Russell Road and Polaris Avenue. The applicant will be adding a new detached sidewalk along Polaris Avenue which will be separated from the existing sidewalk. The applicant will also construct a sidewalk adjacent to Century Park consistent with the treatment of sidewalks on Century Park on adjacent properties.

The applicant will offer to the County of Clark up to a ten (10) foot right-of-way dedication for a future right turn along the southern leg of the Polaris/Russell intersection, as shown on the January 6, 2021 Preliminary Site Plan Sheet C30. Construction of the right-turn lane improvements will be constructed at a later date should the need for a right-turn lane later be determined, and not with this current project.

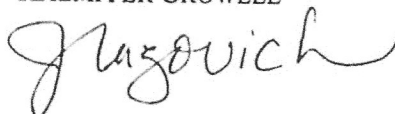
The applicant is also requesting a design review to allow for an increase in finished grade. The applicant is requesting a new building finished floor elevation of 2214.50 feet which is between four and five feet above the existing sloping parking lot. The existing property drops 8 feet from the driveway to the existing onsite drainage culvert inlet. The maximum depth of fill is 7' located at this culvert inlet. The average fill height is less than 4 feet across the overall property. A byproduct of this change is that the site will have fewer site retaining walls, lower retaining walls, and the finished site and building will not appear to be depressed in a hole when viewed from the street.

Given the proximity to Allegiant Stadium, it is anticipated that there will be a number of walk up customers who can order at the walk up window area. Since the Site is surrounded by H-1 property, the stadium, a hotel and other light industrial warehouse uses, we believe the changes to the Site are minor and remain compatible with the surrounding areas.

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

05/05/21 BCC AGENDA SHEET

DISTRIBUTION CENTER  
(TITLE 30)

PECOS RD/PATRICK LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0097-LV PECOS ROAD, LP:**

**USE PERMIT** to allow loading spaces for a distribution center to be visible from a street.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow an attached sidewalk; and **2)** alternative driveway geometrics.

**DESIGN REVIEWS** for the following: **1)** distribution center; and **2)** finished grade on 8.6 acres in a M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the southeast corner of Pecos Road and Patrick Lane within Paradise.  
JG/jt/jd (For possible action)

---

RELATED INFORMATION:

**APN:**

161-31-301-012; 161-31-310-008; 161-31-310-014; 161-31-310-018

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow an attached sidewalk along Patrick Lane where a detached sidewalk is required per Table 30.64-2.
2.
  - a. Reduce throat depth on the southern Pecos Road driveway to 21 feet where 75 feet is the minimum per Uniform Standard Drawing 222.1 (a 72% reduction).
  - b. Reduce throat depth on the northern Pecos Road driveway to 19 feet where 75 feet is the minimum per Uniform Standard Drawing 222.1 (a 75% reduction).
  - c. Reduce throat depth on the eastern Patrick Lane driveway to 12 feet where 75 feet is the minimum per Uniform Standard Drawing 222.1 (an 84% reduction).
  - d. Reduce throat depth on the western Patrick Lane driveway to 8 feet where 75 feet is the minimum per Uniform Standard Drawing 222.1 (a 90% reduction).

**DESIGN REVIEWS:**

1. Distribution center.
2. Increase finished grade to 132 inches (11 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 633% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: N/A
- Site Acreage: 8.6
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 48
- Square Feet: 149,840
- Parking Required/Provided: 75/171

#### Site Plan

The site plan depicts a distribution center building located near the center of the site. Setbacks are 96 feet from the north property line along Patrick Lane, 75 feet from the east property line, 73 feet from the south property line, and 89 feet from the west property line along Pecos Road. Access includes 2 driveways from Patrick Lane and 2 driveways from Pecos Road. A waiver of development standards is necessary to reduce the throat depth for all the driveways. Both the eastern driveway on Patrick Lane and the southern driveway on Pecos Road are existing on adjacent parcels; however, cross-access with these existing driveways will reduce existing throat depth. Additional cross-access is provided with the parcel to the east in the southeast portion of the subject site. Trash enclosures are provided in the southwest and northeast portions of the site.

Parking spaces are provided on the east and west sides of the site, and loading spaces are located on the north and south sides of the building. A use permit is necessary for the loading spaces on the north side of the building to be unscreened from Patrick Lane. Although street landscaping is provided along Patrick Lane, which satisfies most of the screening requirements of the loading spaces, a driveway creates a break in the street landscaping and necessitates a waiver of development standards for the screening of the loading spaces. Additionally, a 6 foot high masonry screen wall is provided behind a portion of the street landscaping along Patrick Lane to further screen the loading spaces.

#### Landscaping

Landscaping includes street landscaping along Pecos Road and Patrick Lane, landscaping along the east property line, parking lot landscaping, and landscaping around the office portions of the distribution center at the 4 corners of the building.

Along Pecos Road, landscaping includes a 20 foot wide landscape strip behind an existing attached sidewalk. Landscaping along Patrick Lane ranges from 20 feet wide to 50 feet wide behind a proposed attached sidewalk. A waiver of development standards is necessary to allow an attached sidewalk along Patrick Lane where a detached sidewalk is required. An intense landscape buffer is provided for the east 160 feet of Patrick Lane street frontage per Title 30 standards for a distribution center since a single family residence is located across Patrick Lane from this portion of the site. Landscaping along the east property line includes a 7 foot wide landscape strip, and landscape fingers in the parking lot are provided for every 6 parking spaces.

Elevations

The distribution center consists of painted concrete panels with off-set elevation planes and varying height of the parapet walls along the roofline. The highest portion of the building reaches 48 feet, while lower portions reach 43 feet. Architectural components include storefront window systems with painted metal canopies, steel columns, and white translucent glass windows. Eighteen depressed loading docks with overhead roll-up doors are located on both the north and south elevations.

Floor Plans

The 149,840 square foot distribution center includes 137,853 square feet of warehouse area and 11,987 square feet of office area.

Signage

Signage is not a part of this request.

Applicant's Justification

A distribution center is a permitted use in the M-D zone, and the applicant states that this use is appropriate at this location, which is adjacent to other distribution centers and office/warehouse developments. Although a use permit is necessary to allow the loading spaces to be visible from the Patrick Lane driveway entrance, additional landscaping along with a 6 foot high masonry wall will provide additional visual screening. Similarly, additional landscaping adjacent to the attached sidewalk along Patrick Lane will improve the pedestrian experience, and the attached sidewalk will match the existing attached sidewalk to the east of the site.

Additionally, the applicant states that the increased finished grade and reduced throat depth will not create any negative impacts. The increased finished grade will occur on the eastern property line, and this is necessary to ensure proper drainage. Regarding the reduced throat depth, parking spaces have been removed adjacent to driveways, and this will help reduce vehicular conflicts, and a designated right turn area on Patrick Lane will allow truck traffic additional space to enter the property.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0747-16	Office/warehouse complex	Withdrawn by BCC	February 2017
TM-0136-96	1 lot commercial subdivision	Approved by PC	May 1996
ZC-1263-94	Reclassified 1.4 acres from C-P to M-D zoning for an office/warehouse building	Approved by BCC	September 1994
ZC-1045-94	Reclassified 40 acres from R-E to M-D zoning for an office/warehouse complex	Approved by BCC	August 1994

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial General & Office Professional	C-2, C-1, & R-E	Commercial, single family residential, & undeveloped
South & East	Business and Design/Research Park	M-D	Distribution centers & office/warehouse complexes
West	Business and Design/Research Park	C-2 & M-D	Gasoline station, drive-thru restaurant, & office/warehouse complexes

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permit

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.

Although the loading spaces on the north side of the building will be visible through the 40 foot wide driveway entrance/exit, additional landscaping and a 6 foot high masonry block wall will provide a visual buffer along the remainder of the Patrick Lane street frontage. As a result, the visual impacts from the loading spaces will be minimized, and staff can support the request.

Waiver 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

Along Patrick Lane, between 20 feet and 50 feet of landscaping is provided behind the detached sidewalk along with a masonry wall behind a portion of the landscaping in front of the loading zones. In addition, an intense landscape buffer is provided along the eastern portion of the street frontage. Therefore, although the sidewalk will be attached instead of detached as required by Title 30, the pedestrian experience will be enhanced by the additional landscaping and the visual impact of the loading spaces will be reduced by the masonry wall. Furthermore, an attached sidewalk is provided on the south side of Patrick Lane for other similar distribution centers to the east of the site; therefore, staff can support the request.



### Design Review #1

The proposed design complies with several policies in the Comprehensive Master Plan. For example, Urban Specific Policy 7 in the Comprehensive Master Plan encourages development that is a similar scale and intensity to adjacent development to provide connectivity. This project is at a similar scale to adjacent distribution centers and office/warehouse developments, and this project includes multiple points of cross access.

Urban Specific Policy 96 in the Comprehensive Master Plan encourages in part screened parking areas and intensive landscaping for business and research park developments. In addition, Policy 97 encourages in part landscaping on the perimeter of business and research park developments to improve visual quality and buffering. Here, the project includes extensive perimeter landscaping to visually buffer the building, parking spaces, and loading zones.

Lastly, Policy 19 encourages varying building height and design features to break-up the visual mass of the building. The proposed building includes off-set surface planes, a roofline with varying heights, and a color scheme that makes the overall project aesthetically pleasing and harmonious with the surrounding development. As a result, staff can support design review #1.

### **Public Works - Development Review** Waiver of Development Standards #2

Staff worked with the applicant on the throat depths on both the Recos Road and Patrick Lane commercial driveways to provide an increased distance between the driveways and parking spaces to reduce conflicts. In order to accommodate this, the applicant will provide a dedicated right turn lane on Patrick Lane for trucks accessing the loading docks and has removed parking spaces on each side of the commercial driveways to install additional landscaping. The buffers allow vehicles to safely exit the right-of-way, avoiding immediate conflicts. Therefore, staff has no objection to the reduction in the throat depths.

### Design Review #2

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

### **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**

- 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include a dedicated right turn lane for Patrick Lane and a 54 foot property line radius on the northwest corner of the site.
- Applicant is advised that off-site improvement permits may be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### **Building Department - Fire Prevention**

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

### **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0089-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** HOPEWELL DEVELOPMENT II, LLC

**CONTACT:** LINDSAY BROWN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<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 checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" 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 #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	<b>STAFF</b>	DATE FILED: <u>3/9/21</u> PLANNER ASSIGNED: <u>JET</u> ACCEPTED BY: <u>JET</u> FEE: <u>\$1,825.00</u> CHECK #: <u>- ONLINE -</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>N</u> PUBLIC HEARING? <u>(Y) N</u> TRAILS? <u>Y (N)</u> PFNA? <u>Y (N)</u> APPROVAL/DENIAL BY: <u>N/A</u>	APP. NUMBER: <u>UC-21-0097</u> TAB/CAC: <u>PARADISE</u> TAB/CAC MTG DATE: <u>4/13/21</u> TIME: <u>7pm</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>5/5/21</u> ZONE / AE / RNP: <u>M-D / AE-60/65</u> PLANNED LAND USE: <u>WPBDRP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y (N)</u> LETTER DUE DATE: <u>N</u> COMMENCE/COMPLETE: <u>N/A</u>
	<b>PROPERTY OWNER</b>	NAME: <u>LV Pecos Road, LP</u> ADDRESS: <u>410. 2020 4th Street SW</u> CITY: <u>Calgary, Alberta T2S 1W3</u> STATE: _____ ZIP: _____ TELEPHONE: <u>n/a</u> FAX: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>	
	<b>APPLICANT</b>	NAME: <u>Hopewell Development II LP</u> ADDRESS: <u>410, 2020 4th Street SW</u> CITY: <u>Calgary, Alberta T2S 1W3</u> STATE: _____ ZIP: _____ TELEPHONE: <u>n/a</u> FAX: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>	
	<b>CORRESPONDENT</b>	NAME: <u>Stephanie Allen - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> FAX: <u>702-796-7181</u> CELL: <u>n/a</u> E-MAIL: <u>sha@kcnvlaw.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 161-31-301-012, 161-31-310-018, 161-31-310-008, 161-31-310-011

PROPERTY ADDRESS and/or CROSS STREETS: Patrick Lane and Pecos Road

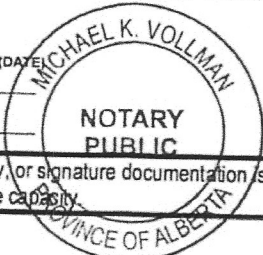
PROJECT DESCRIPTION: Design Review for warehouse and office

(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.

Blair Rafoss (Signature)\*  
 STATE OF Calgary, Alberta, Canada  
 COUNTY OF \_\_\_\_\_  
 LV Pecos Road LP, by LVPR GP LLC (its General Partner),  
 by Flex GP Holding Corp. (its Sole Member)  
 Property Owner (Print) Blair Rafoss, Authorized Signatory

SUBSCRIBED AND SWORN BEFORE ME ON February 18, 2021 (DATE)  
 By Michael Vollman

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.

**KAEMPFER**

**CROWELL**

ATTORNEYS AT LAW

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STEPHANIE ALLEN

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Fax: 775.327.2011

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

February 24, 2021

**VIA UPLOAD**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. GRAND CENTRAL BOULEVARD  
1<sup>ST</sup> FLOOR  
LAS VEGAS, NV 89106

*Re: REVISED Justification Letter – Special Use Permit, Waiver of  
Development Standards and Design Review for Warehouse and Office  
APN's: 161-31-301-012, 161-31-310-018, 161-31-310-008  
& 161-31-310-011*

To Whom It May Concern:

This firm represents Hopewell Development II, LP (the "Applicant") in the above referenced matter. The proposed project is located on four parcels located on the southeast corner of South Pecos Road and East Patrick Lane on approximately 8.5 acres (the "Property"). The property is more particularly described as Assessor's Parcel Numbers 161-31-301-012, 161-31-310-018, 161-31-310-008 and 161-31-310-011.

The subject parcels are all zoned Designed Manufacturing (M-D) and are master planned Business Design Research Park (BDRP). A warehouse and office use is a permitted use in M-D. Because the Property is on the hard corner of East Patrick Lane and South Pecos Road, some of the proposed loading docks must face one of the two streets. Originally, the plan showed loading docks facing South Pecos Road but, at the request of staff, the building was reoriented so the docks now face north-south with some facing East Patrick Lane. A special use permit is required to allow the loading docks to face East Patrick Lane. The applicant is proposing intense landscaping on the areas along East Patrick that are not within the sight visibility zone. Moreover, there is a masonry screen wall proposed. A similar condition exists around the corner on Post Road.

Additionally, the Applicant is requesting a design review for a warehouse and office building and for an increased grade on the Property above the allowed 1.5 feet. The warehouse including office space will be 149,840 square feet. The building will consist of truck dock doors located on the north and south of the building. The four office spaces are being provided on each corner of the building. One ingress/egress point will be located on South Pecos Road with another ingress/egress point on East Patrick Lane. There are excess parking spaces with 171 spaces provided where 138 are required. The building will be 47'8" at the top of parapet. The flat roofed design with varying rooflines is compatible with the other surrounding warehouse and office buildings in the area. Moreover, there will be ample landscaping around the Property, and on the Property make for an appealing new development on the corner. A design review is also required for the increased finished grade up to 11 feet where 1.5 feet is

the maximum allowed. The increased grade is along the eastern half of the property and is necessary to ensure the Property drains appropriately.

Lastly, the Applicant is also requesting a waiver of development standards to allow attached sidewalks and a shortened throat depth. The attached sidewalk on South Pecos Road is existing, and the Applicant would like to continue the attached sidewalk onto South Pecos Road and East Patrick Lane. The reduction in throat depth is to allow a minimum of 8 feet where 75 feet is required. At the request of staff, we have relocated certain parking spaces to ensure there are no conflicts at the driveway entries. Also, there is a designated right turn area on East Patrick Lane to allow truck traffic plenty of space and time to enter the Property.

We very much appreciate your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Stephanie Allen

SHA/lak

SIGNAGE  
(TITLE 30)

KOVAL LN/FLAMINGO RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
UC-21-0120-3535 LV NEWCO, LLC:

**USE PERMIT** to allow primary access to a proposed restaurant from the exterior of a resort hotel.

**DESIGN REVIEWS** for the following: 1) modifications to an approved comprehensive sign plan (Caesars Forum Meeting Center, LINQ Resort/Hotel, LINQ Promenade, & Harrah's Resort/Hotel); 2) increase the number of wall signs; 3) increase overall wall sign area; and 4) update the exterior façade on a 9.0 acre portion of approximately 60.0 acres for the LINQ Resort/Hotel in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Koval Lane, 900 feet north of Flamingo Road within Paradise. TS/lm/xx (For possible action)

---

RELATED INFORMATION:

**APN:**

162-16-312-002; 162-16-411-003; 162-16-411-005; 162-16-412-002; 162-16-413-001 ptn

**DESIGN REVIEWS:**

1. Modifications to an approved comprehensive sign plan (Caesars Forum Meeting Center, LINQ Resort/Hotel, LINQ Promenade, & Harrah's Resort/Hotel).
2. Increase the number of wall signs to 337 where 331 signs were previously approved.
3. Increase the overall wall sign area to 260,570 square feet where 259,728 square feet was previously approved and a maximum of 49,733 square feet is permitted per Table 30.72-1.
4. Update the exterior façade on a portion of the LINQ Resort/Hotel.

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3535 S. Las Vegas Boulevard
- Site Acreage: 9 (request)/60 (Overall)
- Project Type: Amended sign plan with interior and exterior remodel for the addition of a restaurant (Dunkin Donuts) within the LINQ Resort/Hotel.

### Site Plan & Request

The proposed request is to amend the comprehensive sign plan for an interior and exterior remodel for the addition of a restaurant (Dunkin Donuts) within the LINQ Resort/Hotel.

The proposed restaurant is located at the southwest corner of the site where existing exit doors exit onto Las Vegas Boulevard South. The restaurant space will have interior and exterior access to the site, not through the main entrance of the resort/hotel. The 8 existing emergency exit doors will have the central 4 doors replaced with a storefront entry system.

### Landscaping

No changes are proposed or required to the existing landscape areas.

### Elevations

The proposed façade change consists of storefront windows and entry and signage on the flat entry façade. The changes to the façade are for the southerly 40 feet of the building and the lower 14 feet of the building on the west elevation along with the westerly 11 feet 7 inches and lower 24 feet on the south elevation of the LINQ Resort/Hotel.

### Floor Plans

The proposed changes to the southeast corner of the resort/hotel include an approximate 780 square foot restaurant that will have interior and exterior access to the resort/hotel from Las Vegas Boulevard South. The lease space includes 2 customer queue spaces with sales counters and kitchen preparation area between the customer counters.

### Signage

Modifications to the approved comprehensive sign plan include 6 wall signs which total 842 square feet. The signs consist of static vinyl wall wrap with company signature colors of orange and pink on the façade of the building, the south face of the entry, and the interior of the covered entry. The signs will be mounted flush to the building façade and emergency exit doors.

The following table is a summary for signage:

Type of sign	Approved (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	Allowed Title 30 (sq. ft)	per# of existing signs	# of proposed signs	Total # of signs
Wall	259,728	842	260,570	49,733	260	6	266
Freestanding	8,353	0	8,353	12,600	23	0	23
Directional	293	0	293	32	18	0	18
Roof	7,592	0	7,592	0	18	0	18
Hanging	88	0	88	32 per tenant	3	0	3
Revolving	10	0	10	Per design review	1	0	1
Projecting	588	0	588	32 per tenant	8	0	8
Overall Total	276,652	842	277,494	N/A	331	6	337

Some existing wall signs and freestanding signs also contain animated sign area, and the table below is a summary of animated signage.

Type of sign	Approved (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	Allowed Title 30 (sq. ft)	per# of existing signs	# of proposed signs	Total # of signs
Animated	43,694	0	43,694	150	32	0	32

#### Applicant's Justification

The applicant indicates the overall signage design is cohesive with the surrounding development and will enhance the façade of the proposed restaurant use and overall property.

#### Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0685	Ticket kiosks & amended sign plan	Approved by BCC	October 2019
DR-19-0646	Modified an approved comprehensive sign package for the LINQ	Approved by BCC	October 2019
UC-19-0482	Modified an approved comprehensive sign package for the LINQ	Approved by BCC	August 2019
WS-19-0149	Modified an approved comprehensive sign package for the LINQ	Approved by BCC	April 2019
WS-18-1022	Modified an approved comprehensive sign package and façade changes to a lease area at the LINQ Promenade (Kind Heaven)	Approved by BCC	February 2019
UC-18-0951	Modified the LINQ Resort/Hotel and the LINQ Promenade and an amendment to an approved comprehensive sign package	Approved by BCC	January 2019
DR-18-0934	Modified an approved comprehensive sign package for the LINQ Resort/Hotel and the LINQ Promenade	Approved by BCC	January 2019
ADR-18-900800	Exterior remodel of an existing restaurant with outside dining	Approved by ZA	December 2018
UC-18-0611	Restaurant with outside dining and modified an approved comprehensive sign package	Approved by BCC	October 2018
DR-18-0610	Modified an approved comprehensive sign package	Approved by BCC	October 2018
UC-18-0546	Outdoor sales structure/booth with amended sign plan	Approved by BCC	September 2018
UC-18-0364	Modified an approved comprehensive sign package	Approved by BCC	September 2018
UC-0979-17	Recreational facility (zip line)	Approved by BCC	December 2017
UC-0625-16	Modified an approved comprehensive sign package	Approved by BCC	October 2016



**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-0294-15	Building addition (box office) and shade structures in conjunction with the LINQ	Approved by BCC	June 2015
UC-0244-15	Modified an approved comprehensive sign package	Approved by BCC	June 2015
UC-0203-15	Temporary outdoor commercial events with temporary structures, associated retail sales, rentals, food and beverage sales with outdoor dining, and drinking areas	Approved by BCC	May 2015
DR-0105-14	Modified an approved comprehensive sign package	Approved by BCC	April 2014
UC-0234-12	Additional parking lot on 1.5 acres for the LINQ (APNS 162-16-401-007 and 162-16-410-042)	Approved by BCC	July 2012
UC-0153-12	Increased height of a freestanding sign and design reviews for a freestanding sign, a roof sign, and modified a comprehensive sign package	Approved by BCC	July 2012
UC-0281-11	Allowed commercial, retail, entertainment, restaurant, and recreational facility uses (LINQ project)	Approved by BCC	August 2011

There are additional land use applications on this site, please see records for a complete list.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Harrah's Resort Hotel
South	Commercial Tourist	H-1	Flamingo Resort Hotel
East	Commercial Tourist	H-1	The Meridian at Hughes Center multiple family residential development, undeveloped, & Wynn Resorts employee parking structure
West	Commercial Tourist	H-1	Caesar's Palace

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permit & Design Reviews #1, #2, & #3

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.

Code allows alternative sign standards within the Resort Corridor that can be approved if the signs result in the development having a visual character which is compatible with adjacent development. The proposed signs are compatible with other signs in the area and are in harmony with the unique nature of signage along Las Vegas Boulevard South and within the Resort Corridor. Therefore, staff finds that the proposed signs are compatible with the existing developments and resort hotels in the area, and comply with Urban Specific Policy 20 of the Comprehensive Master Plan which states that all signage should be compatible with building styles on-site and also with surrounding development. Additionally, while the pedestrian access easement is being maintained exterior to the building, staff finds that if the request is approved, it would be prudent to review the application in 2 years to ensure that there are no unintended negative impacts to pedestrian traffic flows in the area of the entrance/exit. Therefore, staff can support the design review requests.

**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**

- 2 years to review entry area adjacent to pedestrian access easement/sidewalk and the entrance/exits for the resort hotels and amenities for the restaurant.
- 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**

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** 3535 LV NEWCO, LLC

**CONTACT:** REBECCA MILTENBERGER, BROWNSTEIN HYATT FARBER SCHRECK,  
100 NORTH CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106

DRAFT



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

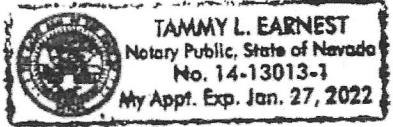
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" 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 #)	<b>STAFF</b>	APP. NUMBER: <u>UC/DR-21-0120</u> DATE FILED: <u>3/17/2021</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>4/13/2021</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>5/5/2021</u> FEE: <u>\$1350</u>
	<b>PROPERTY OWNER</b>	NAME: <u>Caesars Linq, LLC</u> ADDRESS: <u>One Caesars Palace Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>
	<b>APPLICANT</b>	NAME: <u>Caesars Linq, LLC</u> ADDRESS: <u>One Caesars Palace Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u> REF CONTACT ID #: <u>N/A</u>
	<b>CORRESPONDENT</b>	NAME: <u>Rebecca Miltenberger - Brownstein Hyatt Farber Schreck, LLI</u> ADDRESS: <u>100 North City Parkway, Suite 1600</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>(702) 464-7052</u> CELL: <u>N/A</u> E-MAIL: <u>Rmiltenberger@bhfs.com</u> REF CONTACT ID #: <u>176001</u>

ASSESSOR'S PARCEL NUMBER(S): 162-16-411-003  
 PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Boulevard and Flamingo Road  
 PROJECT DESCRIPTION: Signage - Dunkin at the LINQ Hotel + Experience

(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, and 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)\*      Gary Bogan, Authorized Signatory  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON December 22, 2020 (DATE)  
 By Gary Bogan  
 NOTARY PUBLIC: Tammy L. Earnest



\*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.

UC-21-0120

March 3, 2021

Rebecca L. Miltenberger  
Attorney at Law  
702.464.7052 tel  
702.382.8135 fax  
rmiltenberger@bhfs.com

**VIA ELECTRONIC DELIVERY**

Clark County Comprehensive Planning Department  
500 S. Grand Central Parkway, First Floor  
Las Vegas, NV 89155

RE: Justification Letter – Design Review for Signage at the Linq Hotel + Experience  
Comprehensive Sign Package APNs: 162-16-411-005, 162-16-411-003, 162-16-412-002,  
162-16-312-002 and 162-16-413-001

To Whom It May Concern:

We represent 3535 LV Newco, LLC, a Delaware limited liability company ("LV Newco"), owner of the Linq Hotel + Experience located at 3535 Las Vegas Boulevard, Las Vegas, Nevada and bearing Clark County Assessor Parcel Number ("APN") 162-16-411-005 (the "Hotel Property"), and Caesars Linq, LLC, a Delaware limited liability company ("Caesars Linq") and, together with LV Newco, the "Applicant"), owner of that certain real property bearing APN 162-16-411-003 in connection with the land use application attached hereto. The Applicant is seeking approval of the following at the Hotel Property:

Use Permit: to allow primary access to a proposed coffee shop (Dunkin') from the exterior of a Resort Hotel where primary access is required through the interior of the Resort Hotel.

Design Review: to (a) modify the existing comprehensive sign package in conjunction with a resort hotel (LINQ, LINQ Promenade, Harrah's Hotel & Casino and Forum Convention Center); (b) increase the number of wall signs from 260 to 266; (c) increase the overall wall sign area from 259,728 square feet to 260,570 square feet, where 259,728 square feet was previously approved per application no. UC-20-0029 and a maximum of 49,733 square feet is permitted per Table 30.72-1; and (d) update the exterior façade, to modify the existing exterior doors to a storefront entrance, as shown on the enclosed plan.

Specifically, the Applicant is requesting approval of a static wall wrap (consisting of six (6) static wall signs, and approximately 842 square feet total), which will be mounted flush to the building façade and emergency exit doors, as shown on the enclosed plans. The wall wrap is approximately 2.5 MM thick. The purpose of the wall wrap is to brand the space for a new tenant at the Hotel Property. The Applicant is also requesting approval to modify the exterior façade at the Hotel Property from existing emergency exit doors to a new storefront entrance with an updated glass doorway system, as shown on the enclosed plan where guests will access the new tenant space from the exterior of the Resort Hotel; provided, however, two (2) of the existing emergency exit doors will remain for emergency exit only. All queuing will take place on the interior of the tenant space at the Hotel Property.

Included herewith, is the proposed updated comprehensive sign chart for the Hotel Property, Linq Promenade, Harrah's Hotel & Casino and Forum Convention Center, with the APNs set forth above. The changes to the building façade and proposed wall wrap are visually compatible and harmonious with the

21997935

100 North City Parkway, Suite 1600  
Las Vegas, NV 89106-4614  
main 702.382.2101

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Clark County Comprehensive Planning  
March 3, 2021  
Page 2

adjacent development in the Resort Corridor. The proposed signage is also consistent with previously approved signs in an H-1 Zoning District and Resort Corridor and the building styles on-site, and as such, complies with Urban Specific Policy 20 of the Comprehensive Master Plan. Further, the request to allow primary access to the tenant space not from the interior of the Resort Hotel has been similarly approved at the Hotel Property and other properties within the Resort Corridor.

Thank you in advance for your consideration of this application. Please contact me should you have any questions or require additional information.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rebecca L. Miltenberger".

Rebecca L. Miltenberger  
Enclosures.

05/05/21 BCC AGENDA SHEET

DRIVE-THRU RESTAURANT  
(TITLE 30)

MARYLAND PKWY/PEBBLE RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-21-0103-HIGHLAND & STERLING LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative parking lot landscaping; and 2) allow alternative driveway geometrics.

**DESIGN REVIEWS** for the following: 1) a restaurant with drive-thru; and 2) alternative parking lot landscaping in conjunction with an approved office and retail park on a 0.5 acre portion of a 9.0 acre site in a C-1 (Local Business) Zone and C-P (Office and Professional) Zone.

Generally located on the east side of Maryland Parkway and the north side of Pebble Road within Paradise. MN/jvm/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
177-14-410-006 & 177-14-410-016 ptn

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow palm trees for parking lot landscaping where Figure 30.64-14 is required.
2. Reduce throat depth to 24 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 76% reduction).

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 9.0 (portion)
- Project Type: Drive-thru restaurant (Dunkin Donuts), parking lot landscaping
- Number of Stories: 1
- Building Height (feet): 21 feet, 10 inches
- Square Feet: 1,885
- Parking Required/Provided: 586/657

### Site Plan & Request

The plan depicts an approved office/retail center consisting of office and retail buildings to the east and south of the proposed restaurant location. This request is to redesign a portion of the parking lot and a pad site for the construction of a new drive-thru restaurant (Dunkin Donuts). Access to the site is from existing driveway entrances on Maryland Parkway and Pebble Road. The existing driveway entrances will remain, however the driveway entrance south of the proposed restaurant along Maryland Parkway will be redesigned to accommodate the proposed restaurant with drive-thru lanes located to the south of the building. Dual drive-thru lanes run along the north side of the building with the pick-up window on the west side of the building.

The proposed restaurant is located between the 2 central driveway entrances on Maryland Parkway with the parking redesigned to mimic the existing parking areas.

### Landscaping

The plans depict an existing 10 foot wide landscape area along Maryland Parkway that will include new plantings. The applicant is proposing reallocating the parking lot trees from the northerly parking lot finger adjacent to the drive-thru entrance to the west side of the parking spaces along the east side of proposed building with the total number of required trees provided. Additionally, there are existing palm trees in the parking area that the applicant would like to maintain at the southerly parking lot finger landscape area to match the current parking lot landscaping in the office/retail complex.

### Elevations

The proposed restaurant will have an overall height of 21 feet 10 inches with flat parapet features, and screened roof mounted equipment. The design is modern with metal exterior facia, metal canopies over storefront windows and entries, painted E.I.F.S panels, and metal screening of roof mounted equipment. Exterior colors include light grey, dark grey, signature orange on metal canopy and beams with signature pink metal accents within the drive-thru and entry accent walls.

### Floor Plans

The floor plans depict a 1,885 square foot fast food restaurant layout with customer order and dining areas with a kitchen and storage areas.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that the proposed use is compatible with the office/retail complex and the exterior materials and colors of the existing retail building to the east of the proposed restaurant will be updated to reflect the aesthetics of the proposed structure. The applicant also indicates that the dual drive-thru lanes are separated for in-person ordering and online orders and does not have a speaker box. Lastly, the applicant indicates that the existing driveway entrances throat depths should be allowed as the existing parking lot design does not meet the design standards.



**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-19-900499	Smog kiosk	Approved by ZA	August 2019
UC-0359-17	Recreational facility (Tables Board Game Spot)	Approved by PC	June 2017
UC-0438-15	On-premises consumption of alcohol (service bar) in conjunction with a restaurant.	Approved by PC	August 2015
UC-0098-15	Recreational facility (indoor children's playground)	Approved by PC	April 2015
UC-0752-14	Financial services, specified (vehicle title loan)	Approved by PC	October 2014
WS-0585-03	Increased freestanding sign height	Approved by BCC	July 2003
ZC-0583-03	Reclassified a portion of the site from C-P to C-1 zoning with a design review for the overall office/retail center	Approved by BCC	June 2003
ZC-0964-01	Reclassified a 1.3 acre portion of the site from R-E to C-P zoning	Approved by BCC	October 2001
ZC-2013-99	Reclassified the majority of the site from R-E to C-P and C-1 zoning	Approved by BCC	March 2000

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood & Residential High (up to 18 du/ac)	C-1 & R-3	Office/ retail buildings & undeveloped
South	Commercial Neighborhood, Commercial General & Residential Suburban (up to 8 du/ac)	C-2 & R-1	Convenience store with gasoline station
East	Commercial Neighborhood & Residential High (up to 18 du/ac)	C-P, C-1 & R-3	Office/ retail buildings & multiple family residential
West	Commercial General & Residential Suburban (up to 8 du/ac)	R-2 & C-2	Single family residential & retail

**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

The current aesthetics of the existing landscaping in the parking lot incorporates palm trees that are from a prior Code allowance. Staff can support the use of palm trees in parking areas as it will create an overall continuity of landscaping within the entire center; therefore, staff can support this request.

#### Design Reviews

The proposed changes to the pad site are typical for drive-thru restaurant pad sites providing dual drive-thru lanes while the building design incorporates the length of space between the existing driveways and provides parking adjacent to the building. The building design, while unique to the office/retail complex, is still in character with the existing office and retail complex. The colors proposed and architectural design are consistent and compatible with the existing buildings which include lighter buildings with darker endcaps or darker buildings with lighter endcaps. Urban Specific Policy #2 of the Comprehensive Master Plan indicates that infill development should be consistent with existing adjacent development. Staff can support the relocation of one tree adjacent to the drive-thru entrance and the architectural design of the proposed structure; therefore, staff can support this request.

#### **Public Works - Development Review**

##### Waiver of Development Standards #2

Staff has no objection to the reduction in the throat depths on the Maryland Parkway commercial driveways. The applicant is reconstructing the existing commercial driveways to extend the throat depths and provide additional landscape buffers adjacent to both entrances into the site to improve traffic flow.

#### **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**

- 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 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**

- Compliance with approved drainage study PW03-45283;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

**Building Department - Fire Prevention**

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds (check turning radii on north side of pad near drive through entrance).

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0429-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ROBERT MESSIANA

**CONTACT:** ROBERT MESSIANA, JAWA STUDIO LTD., 107 E. CHARLESTON BOULEVARD, SUITE 250, LAS VEGAS, NV 89104



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <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) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" 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 #)	<b>STAFF</b>  APP. NUMBER: <u>WS-21-0103</u> DATE FILED: <u>3/10/2021</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>4/13/2021</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>5/5/2021</u> FEE: <u>\$1325</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Highland &amp; Sterling LLC, Suite 600</u> ADDRESS: <u>606 S Olive Street</u> CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90014</u> TELEPHONE: <u>213-683-8000</u> CELL: _____ E-MAIL: <u>robin@robhana.com</u>
	<b>APPLICANT</b>  NAME: <u>Highland &amp; Sterling LLC</u> ADDRESS: <u>606 S Olive Street, Suite 600</u> CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90014</u> TELEPHONE: <u>213-683-8000</u> CELL: _____ E-MAIL: <u>robin@robhana.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Jawa Studio, Ltd</u> ADDRESS: <u>107 E Charleston Blvd, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702-598-1723</u> CELL: <u>702-592-0281</u> E-MAIL: <u>robert@jawastudio.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 17714410006, 17714410016

PROPERTY ADDRESS and/or CROSS STREETS: S Maryland Pkwy at Shady Meadows Ave.

PROJECT DESCRIPTION: new 1885 SF fast food pad building in an existing shopping center.

(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]  
 Property Owner (Signature)\*  
ROBIN HANASAB  
 Property Owner (Print)

STATE OF California  
 COUNTY OF Los Angeles

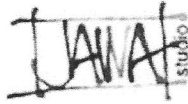
SUBSCRIBED AND SWORN BEFORE ME ON December 7, 2020 (DATE)  
 By Robin Hanasab

NOTARY PUBLIC: David Merabi



\*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.

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architecture • interior design

1415 S. Rainbow Blvd., Suite 100, Las Vegas, NV 89102  
702.735.1774

03.04.2021

Clark County  
Comprehensive Planning Department  
P.O. Box 551744  
Las Vegas, Nevada 89155-1744

Re: Dunkin Donuts – Scottsdale Plaza – Design Review APR 20-100835

Dear Sir or Madam,

We respectfully request a review for the following items.

- Design review for a proposed drive-thru restaurant within an existing shopping center in a C-1 zone.
- Design review (public hearing) for architectural compatibility per Table 30.56-2.
- Design review for alternative parking lot landscaping where figure 30.64-14 is required (relocating parking lot landscaping on the site).
- Waiver of development standards to allow palm trees in parking lot landscaping where Figure 30.64-14 is required.
- Waiver of development standards to reduce throat depth to 24' where 100' is required per USD 222.1.

The project features dual drive thru lanes. The interior drive thru lane is for in-person ordering. The location of the menu board and speaker box is indicated on the proposed site plan. The exterior lane is for mobile ordering pick up and will not have a speaker box. The street landscaping is in compliance with title 30 requirements, and compatible with the existing shopping center landscaping. A waiver of development standards is being requested to allow palm trees in parking lot landscaping. The use of palm trees is requested in order to match the existing shopping center landscaping. A waiver of development standards is being requested for reduced driveway throat depths. The driveways are existing and were constructed during the initial development of the shopping center. It is not possible to meet the 100' depth requirements within the existing design of the shopping center.

The exterior materials and colors of the existing retail building behind the proposed pad building will be updated to reflect the aesthetics of the proposed structure, while maintaining its identity and compatibility with the remainder of the shopping center.

The proposed use complies with applicable provisions of the Development Code. It is compatible with adjacent uses in terms of design and operating characteristics and will not adversely affect the value of other properties in the area. The proposed uses will not have a negative impact on public safety, transportation, or utility services for any adjacent development. The proposed building is smaller in size than the proposed pad building approved as part of the original shopping center design review. If approved, this project will be an asset to the neighborhood.

Should you have any questions or require additional information, please feel free to contact our office. Thank you.

Sincerely,

Robert Messiana

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SIGNAGE  
(TITLE 30)

LAS VEGAS BLVD S/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0117-SG ISLAND PLAZA LLC ETAL & NAKASH SHOWCASE II LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase the allowed projection from a wall for a projecting sign.

**DESIGN REVIEW** for a projecting sign in conjunction with a retail store (T-Mobile) within the Showcase Mall on 0.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the east side of Las Vegas Boulevard South, 490 feet north of Tropicana Avenue within Paradise. JG/al/jo (For possible action)

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RELATED INFORMATION:

**APN:**

162-21-401-007

**WAIVER OF DEVELOPMENT STANDARDS:**

To allow a projecting sign to extend 4 feet from a building where a maximum of 3 feet is permitted per Table 30.72-1 (a 33.3% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3791 Las Vegas Boulevard South
- Site Acreage: 0.7
- Project Type: Projecting sign for the T-Mobile store within the Showcase Mall
- Sign Area (square feet): 12.5

Site Plans

The plans show an existing shopping center (Showcase Mall) located along the east side of Las Vegas Boulevard South, approximately 490 feet north of Tropicana Avenue. This is a request for a projecting sign for one of the tenants within the shopping center, the T-Mobile store. The proposed sign is located on the south side of the store front for the lease space, which faces Las Vegas Boulevard South, and is approximately 50 feet north of the southern property line for the parcel. The southern property line for the parcel is adjacent to a landscape area located on the

north side of the southernmost driveway for the MGM Grand Resort Hotel on Las Vegas Boulevard South.

Signage

The plans depict an approximately 12.5 square foot projecting sign for the T-Mobile store, which is the only projecting sign proposed for the store. The sign is a custom cabinet that is internally illuminated, and the sign faces display the T-Mobile logo. The sign projects approximately 4 feet from the building and is located approximately 12.5 feet above the sidewalk. Per Table 30.72-1 each tenant of the shopping center is allowed to have 1 projecting sign with a maximum area of 32 square feet to be located a minimum of 9 feet above a sidewalk. However, the sign is allowed a maximum projection of 3 feet, which requires the waiver of development standards to increase the projection.

Applicant's Justification

The applicant indicates the proposed sign is needed to help identify the store location for pedestrians and vehicle traffic.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-21-0019	Modification to an approved comprehensive sign package to increase wall sign area	Approved by BCC	March 2021
WS-18-0245	Amended sign plan for the Showcase Mall	Approved by BCC	May 2018
WS-18-0165	Reduced parking and design review for modifications to a parking lot in conjunction with an approved expansion of the Showcase Mall	Approved by BCC	April 2018
WS-18-0084	Amended sign plan for the Showcase Mall	Approved by BCC	March 2018
DR-0819-17	Remodeled and modified entrance of a retail space for the Designer Shoe Warehouse in the Showcase Mall	Approved by BCC	November 2017
UC-0657-17	Expansion of the Showcase Mall	Approved by BCC	September 2017
WS-0456-17	Amended sign plan for the Showcase Mall	Approved by BCC	July 2017
WS-0153-17	Waivers and a design review for a portion of the Showcase mall for a building addition and to modify the existing plaza, sidewalks, and landscape areas along Las Vegas Boulevard South	Approved by BCC	April 2017
WS-0579-16	Amended sign plan for the Showcase Mall with façade change to a portion of the site	Approved by BCC	October 2016

There have been several other land use applications for this site. The applications listed above are the most recent.

**Surrounding Land Use**

	<b>Planned land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial Tourist	H-1	Portions of the Showcase Mall
South & East	Commercial Tourist	H-1	MGM Grand Resort Hotel
West	Commercial Tourist	H-1	New York New York and Park Resort Hotels

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waiver 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.

Code allows alternative sign standards to be approved within the Resort Corridor if the signs result in the development having a visual character which is compatible with adjacent development. The proposed projecting sign is compatible with other signs in the area and is in harmony with the unique nature of signage along Las Vegas Boulevard South and within the Resort Corridor; therefore, staff can support this request.

Design Review

Staff finds that the proposed sign is compatible with the existing developments along Las Vegas Boulevard South and complies with Urban Specific Policy 20 of the Comprehensive Master Plan which states that all signage should be compatible with building styles on-site and also with surrounding developments. Las Vegas Boulevard South is also designated and recognized as a National Scenic Byway; therefore, the signs further promote this designation and are appropriate and compatible with the surrounding uses and area. Staff can support 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**

- 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)**

- No comment.

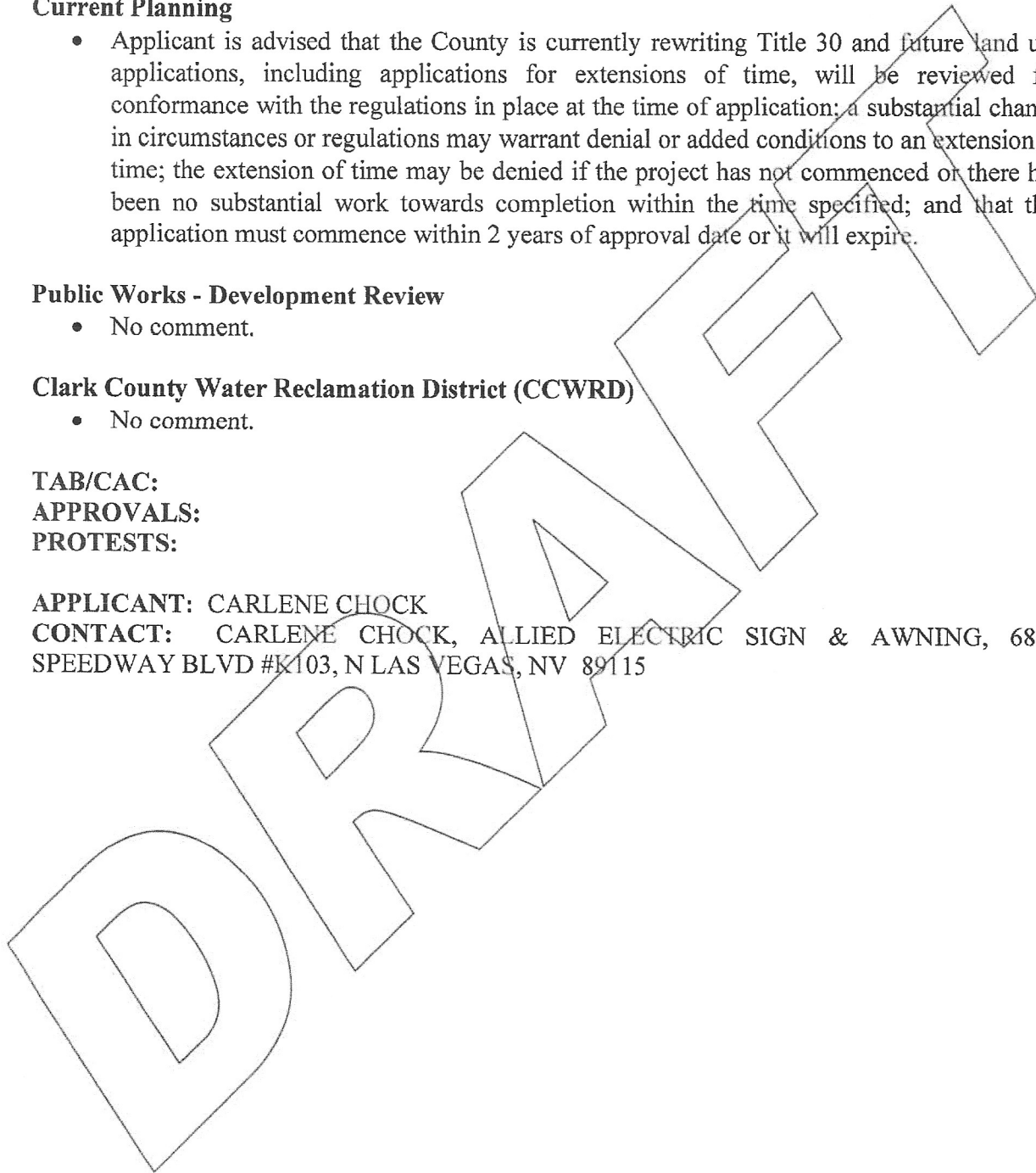
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CARLENE CHOCK

**CONTACT:** CARLENE CHOCK, ALLIED ELECTRIC SIGN & AWNING, 6845  
SPEEDWAY BLVD #K103, N LAS VEGAS, NV 89115





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <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>475</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <u>625</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 #)	<b>STAFF</b> APP. NUMBER: <u>WS-21-0117</u> DATE FILED: <u>3-15-21</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Peradize</u> TAB/CAC DATE: <u>4-13-21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>5-5-21</u> FEE: <u>\$1150.00</u>
	<b>PROPERTY OWNER</b> NAME: <u>S G ISLAND PLAZA LLC ETAL</u> ADDRESS: <u>19 West 34th St., 11th floor</u> CITY: <u>New York</u> STATE: <u>NY</u> ZIP: <u>10001</u> TELEPHONE: <u>212.760.3565</u> CELL: _____ E-MAIL: <u>jack@gindicapital.com</u>
	<b>APPLICANT</b> NAME: <u>Allied Electric Sign &amp; Awning</u> ADDRESS: <u>6845 Speedway Blvd #K103</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-457-0393</u> CELL: _____ E-MAIL: <u>jason@allied-sign.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b> NAME: <u>Same as applicant</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 16221401007

PROPERTY ADDRESS and/or CROSS STREETS: 3791 S LAS VEGAS BLVD

PROJECT DESCRIPTION: Install (1) illuminated projecting sign. Projects 3'-11". Sign is 3'-6" x 3'-7".

(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]  
 Property Owner (Print) Eli Gindi Eli Gindi

STATE OF New York  
 COUNTY OF Albany  
 SUBSCRIBED AND SWORN BEFORE ME ON 8/27/2020 (DATE)  
 By [Signature]  
 NOTARY PUBLIC: Jack Braha

**JACK BRAHA**  
 NOTARY PUBLIC STATE OF NEW YORK  
 NEW YORK COUNTY  
 LIC. #01866212262  
 COMM. EXP. 10/13/21

\*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-20-100711

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6848 Speedway Blvd K103 Las Vegas NV 89115

Permit # BD20-31393

Allied Sign is requesting permit approval on behalf of T-Mobile @ 3791 Las Vegas Blvd for the installation of one 3'6" x 3'6" LED illuminated projecting sign. This sign will project 3'11". The sign in question is necessary for location identification.

Sign approval will give T-Mobile much needed ID for both pedestrian and vehicle traffic. The proposed sign is a clean, well-constructed addition to the T-Mobile location.

Allied Sign & T-Mobile would greatly appreciate the counties approval for the addition of a new T-Mobile illuminated logo sign.

Additionally, we would like to request a waiver of development standards to allow the sign to project out more than 3 feet and to request a design review for the proposed sign.

Cassie Hobbs  
Permitting Department