



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

April 26, 2022

7:00pm

AGENDA

Note:

- 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 Maureen Helm at 702-606-0747.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/ParadiseTAB>

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

Secretary: Maureen Helm, 702-606-0747, mhelmtab@gmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, BVA@ClarkCountyNV.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- 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.

- III. Approval of Minutes for April 12, 2022. (For possible action)
- IV. Approval of the Agenda for April 26, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **ET-22-400038 (UC-19-0990)-EAGLE PARADISE LLC & THAYERACK LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) increase animated sign area; and 2) increase freestanding sign area.
DESIGN REVIEW for a freestanding sign with increased animated sign area in conjunction with a shopping center on 5.3 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Harmon Avenue and the east side of Paradise Road within Paradise. JG/sd/syp (For possible action) PC 5/17/22
 - 2. **ET-22-400042 (UC-19-0312)-CHURCH BAPTIST PARADISE BIBLE:**
USE PERMIT THIRD EXTENSION OF TIME to waive design standards for accessory modular buildings.
DESIGN REVIEW for modular buildings (classrooms and restrooms) in conjunction with an existing charter school and place of worship on 4.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the southwest corner of Emerson Avenue and Pacific Street within Paradise. TS/sd/syp (For possible action) PC 5/17/22
 - 3. **UC-22-0164-WILLY BUG & BUBBY LLC:**
USE PERMIT for a proposed personal services use (non-invasive beauty) in conjunction with an existing commercial building located in a commercial/industrial complex (Park 2000) on 1.1 acres in an M-1 (Light Manufacturing) (AE-70) Zone. Generally located approximately 200 feet north of Sunset Road, and approximately 800 feet east of Eastern Avenue within Paradise. JG/bb/syp (For possible action) PC 5/17/22
 - 4. **UC-22-0169-BEATH ANDREW & CARE HOLDINGS, LLC:**
USE PERMIT for a hookah lounge within an existing commercial center on a portion of 1.1 acres in a C-1 (Local Business) Zone. Generally located on the west side of Pecos Road and the north side of Russell Road within Paradise. JG/nr/syp (For possible action) PC 5/17/22

5. **UC-22-0174-4175 LLC:**
USE PERMITS for the following: 1) recreational facility (go-cart track); and 2) service bar.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) eliminate bicycle parking requirement.
DESIGN REVIEW for a recreational facility on 3.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the northwest corner of Arville Street and Nevso Drive within Paradise MN/sd/syp (For possible action) **PC 5/17/22**

6. **UC-22-0178-LEGACY FUNERAL HOLDINGS NV, LLC:**
USE PERMIT for a funeral home.
DESIGN REVIEW for a funeral home with modifications to an existing parking lot in conjunction with an existing cemetery on a portion of 21.6 acres in a P-F (Public Facility) (AE-65, AE-70, and AE-RPZ) Zone. Generally located on the south side of Patrick Lane, 285 feet east of Eastern Avenue within Paradise. JG/md/jo (For possible action) **PC 5/17/22**

7. **UC-22-0180-MATE COMMERCIAL, LLC:**
USE PERMIT to reduce the separation between a tire installation and repair facility and a residential use within a portion of an existing office/warehouse building on 1.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Helm Drive, approximately 635 feet west of Spencer Street within Paradise. JG/sd/syp (For possible action) **PC 5/17/22**

8. **UC-22-0184-NOSREDNA REAL ESTATE HOLDINGS CORPORATION:**
USE PERMIT for a communication tower.
DESIGN REVIEW for a redesigned communication tower on a 0.9 acre parcel in a C-P (Office and Professional) Zone. Generally located on the west side of the Pecos McLeod Interconnect and the north side of Twain Avenue within Paradise. TS/nr/syp (For possible action) **PC 5/17/22**

9. **VS-22-0182-HERBST FAMILY LIMITED PARTNERSHIP II:**
VACATE AND ABANDON easements of interest to Clark County located between Dewey Drive and Russell Road and between Polaris Avenue and Procyon Street within Paradise (description on file). MN/jor/jo (For possible action) **PC 5/17/22**

10. **DR-22-0177-PARBALL NEWCO, LLC:**
DESIGN REVIEW for a comprehensive sign package for a resort hotel (Horseshoe) on 30.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/md/syp (For possible action) **BCC 5/18/22**

11. **ET-22-400036 (WS-19-0680)-NEVADA PARTNERSHIP FOR HOMELESS YOUTH:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce side setback; and 2) reduce height setback.
DESIGN REVIEW for design modifications to a previously approved youth referral service on a 0.2 acre portion of 0.7 acres in a C-P (Office and Professional) (AE-60) Zone. Generally located on the west side of Shirley Street, 150 feet north of Radkovich Avenue within Paradise. JG/lm/syp (For possible action) **PC 5/17/22**

12. **ZC-22-0154-KNG, LLC:**
ZONE CHANGE to reclassify 3.5 acres from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone.
USE PERMITS for the following: **1)** vehicle (recreational vehicles and watercraft) sales; **2)** vehicle (recreational vehicles and watercraft) repair; **3)** vehicle (recreational vehicles and watercraft) wash; and **4)** vehicle (recreational vehicles and watercraft) storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation for a vehicle (recreational vehicle and watercraft) wash from a residential use; and **2)** allow a fence where not permitted.
DESIGN REVIEW for a recreational vehicle and watercraft services center. Generally located on the southwest side of Boulder Highway, 900 feet southeast of Desert Inn Road within Paradise (description on file). TS/jt/jo (For possible action) **PC 5/17/22**

- VII. General Business (For possible action)
- 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.
- IX. Next Meeting Date: May 10, 2022.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Paradise Community Center- 4775 McLeod Dr.
<https://notice.nv.gov>



Paradise Town Advisory Board

April 12, 2022

MINUTES

Board Members: : John Williams –Chair-**PRESENT**
 Susan Philipp - Vice Chair- **EXCUSED**
 Jon Wardlaw– **PRESENT**
 Katlyn Cunningham – **EXCUSED**
 Roger Haywood- **PRESENT**

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

Town Liaison: Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov

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

Steve DeMerritt; Planning, Blanca Vazquez; Town Liaison,
Alvaro Lozano; Community Services Specialist

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

II. Public Comment:
None

III. Approval of March 29, 2022 Minutes

Moved by: Wardlaw
Action: Approve as submitted
Vote: 3-0 Unanimous

Approval of Agenda for April 12, 2022

Moved by: Wardlaw
Action: Approve as submitted
Vote: 3 -0 Unanimous

IV. Informational Items (For Discussion only)
Job Fair April 15, 2022 9:00 a.m.-2:00 p.m. Las Vegas Convention Center West Hall
300 Convention Center Dr.

Egg-Apalooza April 16, 2022 11:00a.m.-2:30 p.m. Paradise Recreation Center
4775 McLeod Dr.

V. Planning & Zoning

1. **ET-22-400017 (UC-1721-06)-PALAZZO CONDO TOWER, LLC:**
USE PERMITS SIXTH EXTENSION OF TIME to commence the following: 1) resort condominiums in conjunction with an existing resort hotel (The Venetian); 2) increased building height; 3) associated accessory and incidental commercial uses, buildings, and structures; and 4) deviations from development standards.

DEVIATIONS for the following: 1) reduce on-site parking requirements; 2) reduce the height setback ratio from an arterial street; 3) encroachment into airspace; and 4) all other deviations as shown on plans in file.

DESIGN REVIEWS for the following: 1) a 632 foot high, high-rise resort condominium tower including kitchens in rooms; 2) all associated accessory uses, retail areas, and amenity areas (The Venetian/Palazzo); and 3) revisions to an already approved retail component associated with the Venetian/Palazzo (Walgreens) on a portion of 62.9 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Sands Avenue within paradise. TS/jor/syp (For possible action) **BCC 4/6/22**

MOVED BY-Williams

APPROVE-Subject to staff conditions

VOTE: 3-0 Unanimous

2. **ET-22-400035 (WS-19-0963)-SID 52, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce parking; and 2) permit encroachment into airspace.

DESIGN REVIEW for a hotel on a portion of 5.5 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located 550 feet north of Tropicana Avenue and the west side of Kelch Drive within Paradise. JG/jt/syp (For possible action) **BCC 5/4/22**

MOVED BY-Wardlaw

APPROVE-Subject to staff conditions

VOTE: 3-0 Unanimous

3. **UC-22-0129-UNITED INVESTMENTS, LLC:**
USE PERMIT for a cannabis establishment (distribution) in conjunction with a previously approved cannabis facility on 0.4 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Nevso Drive, 215 feet east of Cameron Street within Paradise. MN/nr/syp (For possible action) **BCC 5/4/22**

MOVED BY-Wardlaw

APPROVE-Subject to staff conditions

VOTE: 3-0 Unanimous

4. **UC-22-0123: PARK 2000**
USE PERMIT to allow a personal services business within a portion of an existing office/warehouse complex on 1.0 acre in an M-1 (Light Manufacturing) (AE-70) Zone. Generally located on the east side of McLeod Drive, approximately 500 feet north of Sunset Road within Paradise. JG/sd/syp (For possible action) **PC 5/3/22**

MOVED BY-Haywood
APPROVE-Subject to staff conditions
VOTE: 3-0 Unanimous

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be April 26, 2022
- IX. Adjournment
The meeting was adjourned at 7:20 p.m.

DRAFT

05/17/22 PC AGENDA SHEET

FREESTANDING SIGN
(TITLE 30)

PARADISE RD/HARMON AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400038 (UC-19-0990)-EAGLE PARADISE LLC & THAYERACK LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) increase animated sign area; and 2) increase freestanding sign area.

DESIGN REVIEW for a freestanding sign with increased animated sign area in conjunction with a shopping center on 5.3 acres in a C-2 (General Commercial) (AE-65) Zone.

Generally located on the north side of Harmon Avenue and the east side of Paradise Road within Paradise. JG/sd/syp (For possible action)

RELATED INFORMATION:

APN:

162-22-202-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase animated sign area to 684 square feet where 100 square feet is permitted per Table 30.72-1 (a 684% increase).
2. Increase freestanding sign area to 1,249 square feet where 877.5 square feet is permitted per Table 30.72-1 (a 42.3% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4480 Paradise Road
- Site Acreage: 5.3
- Project Type: Freestanding sign
- Sign Height (feet): 48 feet 4 inches
- Square Feet: 729

Site Plans

The approved plans are to replace an existing non-animated freestanding sign in conjunction with a shopping center with a new animated freestanding sign. The existing shopping center consists of 2 retail buildings with an area of 58,000 square feet. Access to the shopping center is granted from Paradise Road, Harmon Avenue, and University Center Drive. The existing sign is located on the southeastern corner of the site and will be removed to allow the placement of the

new sign, which will be set back a minimum of 10 feet from the street. No changes are proposed or required with the existing buildings or parking lots with this request.

Signage

There is another existing 520 square foot freestanding sign located on the western portion of the parcel, located in a landscape island within the parking lot for the shopping center. This other sign is located approximately 300 feet to the northwest of the proposed sign, is oriented toward Paradise Road, and is set back 67 feet from Paradise Road and 52 feet from Harmon Avenue.

The previously approved freestanding sign is 47 feet in height with an area of 567 square feet. 551 square feet of animated sign area was previously approved with WS-19-0418 in July 2019.

The proposed sign depicts 48.4 feet in height with an area of 729 square feet that includes 684 square feet of animation. The animated portion of the sign consists of a digital LED display, which will be used to advertise the shopping center and the individual stores within the center.

Previous Conditions of Approval

Listed below are the approved conditions for WS-19-0990:

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

- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Applicant's Justification

The applicant states that this request is due to supply chain issues with materials, labor shortage, and the overall economy. With such issues seemingly stable, the applicant has stated that they wish to move forward in completing this project immediately.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0990	Waived standards for increased animated signage & freestanding sign area; with a design review for increased animated freestanding sign	Approved by PC	February 2020
WS-19-0418	Increase animated area of freestanding sign	Approved by PC	July 2019
UC-19-0261	Hookah lounge in conjunction with a restaurant within the shopping center	Approved by PC	May 2019
UC-18-0474	Massage establishment	Approved by BCC	August 2018

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0668-11	Converted an existing off-premises sign (billboard) to a digital face	Approved by ZA	July 2011
ADR-0589-07	Off-premises sign (billboard)	Approved by ZA	May 2007
WS-0333-05	Animated roof sign	Approved by BCC	April 2005
UC-0649-03	Shopping center with alternative landscaping including alternative street trees and different quantity of parking lot trees	Approved by BCC	May 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1 & C-P	Motel & off-premises sign
South	Entertainment Mixed-Use	C-2	Restaurant & commercial development
East	Public Use	P-F	UNLV softball field
West	Entertainment Mixed-Use	H-1	Hard Rock Hotel and Casino

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.

This application represents a first extension of time request for this property and the issues described by the applicant have been a common issue delaying various projects. In addition, the applicant has submitted various permits related to this property, including submission for commercial permits for signage. The signage proposed by the applicant is consistent and compatible with signage that has been allowed for other uses in this area. Staff can support this request for an extension of time for an animated freestanding sign.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until February 18, 2024 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: COREY SPOUND

CONTACT: COREY SPOUND, TAMARACK RES, INC., 15300 VENTURA BLVD., SUITE 200, SHERMAN OAKS, CA 91403



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

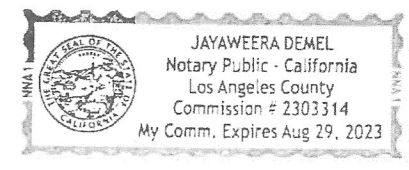
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>WS-19-0990</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>Et-22-400038</u> DATE FILED: <u>3/21/22</u> PLANNER ASSIGNED: <u>SUD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>4/26/22</u> PC MEETING DATE: <u>5/17/22</u> BCC MEETING DATE: _____ FEE: <u>9300</u>
	PROPERTY OWNER NAME: <u>Eagle Paradise LLC + Thayerack, LLC</u> ADDRESS: <u>15300 Ventura Blvd. #200</u> CITY: <u>Sherman Oaks</u> STATE: <u>CA</u> ZIP: <u>91403</u> TELEPHONE: <u>818.464.3215</u> CELL: <u>310.625.6825</u> E-MAIL: <u>COREY@TAMARACKRES.COM</u>
	APPLICANT NAME: <u>COREY SPOUND</u> ADDRESS: <u>15300 Ventura Blvd. #200</u> CITY: <u>Sherman Oaks</u> STATE: <u>CA</u> ZIP: <u>91403</u> TELEPHONE: <u>818.464.3215</u> CELL: <u>310.625.6825</u> E-MAIL: <u>COREY@TAMARACKRES.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>COREY SPOUND</u> ADDRESS: <u>15300 Ventura Blvd. #200</u> CITY: <u>Sherman Oaks</u> STATE: <u>CA</u> ZIP: <u>91403</u> TELEPHONE: <u>818.464.3215</u> CELL: <u>310.625.6825</u> E-MAIL: <u>COREY@TAMARACKRES.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-22-202-007
 PROPERTY ADDRESS and/or CROSS STREETS: 4480 Paradise Rd. Las Vegas, NV 89169-6532
 PROJECT DESCRIPTION: _____

(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) COREY SPOUND

STATE OF California
 COUNTY OF Los Angeles
 SUBSCRIBED AND SWORN BEFORE ME ON 03/14/2022 (DATE)
 By Corey Spound
 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.

From the Desk of Corey I. Spound

February 14, 2022

Clark County
Department of Comprehensive Planning
500 S. Grand Central Parkway
Box 551741
Las Vegas, NV 89155-1741

Re: 4480 Paradise Rd. Las Vegas, NV
Sign Permit Extension Request WS-19-0990

To Whom It May Concern:

I am submitting the attached request for an extension of the existing sign permit WS-19-0990. The justification for such a request is directly related to supply chain challenges with material, labor shortage and the impact to the overall economy which delayed our planned and permitted renovations. With matters seeming to be in a more stable state, our goal is to move forward with the permitted plans immediately. Notwithstanding, since the existing permit is set to expire within the week (February 18, 2022), we are seeking your approval to extend the permit, please.

Please also take note that no ownership change has taken place and no other matters have impacted the delays to proceed with the planned project.

Thank you in advance for your consideration.

Sincerely,



Corey I. Spound
Managing Member
Thayerack, LLC

MODULAR BUILDINGS
(TITLE 30)

EMERSON AVE/PACIFIC ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400042 (UC-19-0312)-CHURCH BAPTIST PARADISE BIBLE:

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

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

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

RELATED INFORMATION:

APN:

162-13-201-001

USE PERMIT:

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

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

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

Site Plans

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

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

Landscaping

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

Elevations

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

Floor Plans

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

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

Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400017 (UC-19-0312):

Current Planning

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

Public Works - Development Review

- Compliance with previous conditions.

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

Current Planning

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

Public Works - Development Review

Compliance with previous conditions.

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

Current Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The applicant indicates an extension of time is needed to fulfill the requirements listed on the Notice of Final Action for ET-21-400017 (UC-19-0312). The Notice of Final Action for the previously approved extension of time stated the applicant had until August 2021 to complete the building permit and inspection process and until June 1, 2022, to review as a public hearing. The applicant states that the delays were a result of the Fire Inspector informing the contractor that a fire alarm would be required. A permit was submitted to the Fire Department and was pulled on September 21, 2021, which exceeded the previously approved time limit for August 1, 2021.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400017 (UC-19-0312)	Second extension of time for waived design standards and accessory modular buildings with design review for modular buildings - expired	Approved by PC	April 2021
ET-20-400067 (UC-19-0312)	First extension of time for waived design standards and accessory modular buildings with design review for modular buildings	Approved by PC	August 2020
WC-20-400068 (UC-19-0312)	Waived condition of a use permit limiting the maximum number of students not to exceed 450 for entire school in conjunction with an existing charter school and place of worship	Approved by PC	August 2020
UC-19-0312	Waived design standards for accessory modular buildings with design review for modular buildings	Approved by PC	June 2019
UC-0516-12	Waived design standards and design review for a proposed accessory modular building (portable restrooms) - expired	Approved by PC	November 2012
UC-0116-12	Waived design standards and design review for 4 proposed accessory modular buildings (modular classrooms) - expired	Approved by BCC	June 2012
UC-0280-11	Charter school in conjunction with an existing place of worship	Approved by PC	August 2011
UC-0900-05 (ET-0206-09)	Second extension of time for a place of worship - expired	Approved by PC	September 2009
UC-0900-05 (ET-0205-07)	First extension of time for a place of worship - expired	Approved by PC	August 2007
UC-0900-05	Expansion of existing place of worship and increased height for accessory structure; waived standards to reduce parking; design review for place of worship expansion - expired	Approved by PC	August 2005
UC-208-82	Original place of worship	Approved by BCC	November 1982

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The applicant was delayed in meeting some of the requirements listed in the Notice of Final Action for ET-21-400017 (UC-19-0312). The applicant had stated the Building Permits were near completion when they were notified by the Building and Fire Inspector that a fire alarm system was required. As such, the previously approved extension of time application (ET-21-400017) has expired along with related building permits. A review of the history shows the applicant has been working towards completion and inspection. Staff recognizes that there have been past extensions and missed deadlines and this represents a third extension of time request. While staff does not usually support multiple extension of time requests, staff does recognize that the applicant has been working towards completion; 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Complete the building permit and inspection process by November 17, 2022.
- Until June 1, 2023 to review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.
- Applicant is advised that a traffic study must be submitted per the conditions of approval on WC-20-400068 (UC-19-0312).

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PARADISE CHURCH

CONTACT: NEVADA RISE ACADEMY INC, 225 EMRSON AVE, LAS VEGAS, NV
89121

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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) UC-19-0312 / ET-21-400017 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-22-400042</u> DATE FILED: <u>3/21/22</u> PLANNER ASSIGNED: <u>SWH</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>4/26/22</u> PC MEETING DATE: <u>5/17/22</u> BCC MEETING DATE: _____ FEE: <u>\$ 300.00/00</u>
	PROPERTY OWNER NAME: <u>Paradise Church, Inc.</u> ADDRESS: <u>2525 Emerson Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Nevada Rise Academy Inc.</u> ADDRESS: <u>2525 Emerson Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-336-7060</u> CELL: <u>702-336-7060</u> E-MAIL: <u>jbrecht@nevadarise.org</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>John Lopeman</u> ADDRESS: <u>8985 South Eastern, Suite 220</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-456-1070</u> CELL: <u>702-375-6969</u> E-MAIL: <u>buildingpermit@ethosthree.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-13-201-001

PROPERTY ADDRESS and/or CROSS STREETS: 2525 Emerson Ave., Las Vegas, NV 89121

PROJECT DESCRIPTION: Extension of Time for Use Permit to finalizne building permit and inspections

(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.

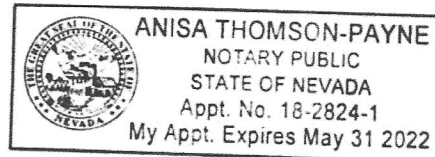
Rev. Michael Matijevich
 Property Owner (Signature)*

Rev. Michael Matijevich, President
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

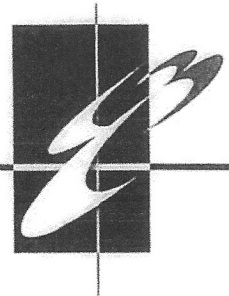
SUBSCRIBED AND SWORN BEFORE ME ON March 19, 2022 (DATE)

By Michael Matijevich
 NOTARY PUBLIC: Anisa Thomson-Payne



2

*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.



March 14, 2022

Mr. Steven De Merrit
Clark County Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89106

RE: Extension of Time to Original ET-21-400017 (UC-19-0312)
2525 Emerson, Las Vegas, NV. APN 162-13-201-001

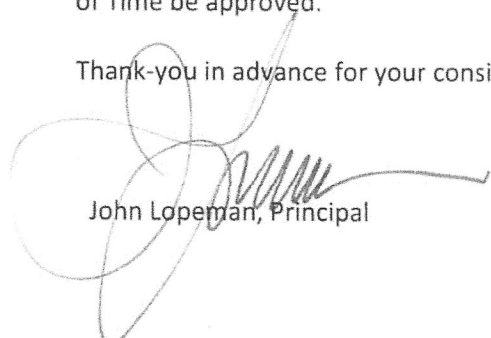
Mr. De Merritt,

We are requesting an Extension of Time to the original ET-21-400017 (UC-19-0312) Conditions of Approval which requires the building permit and inspection process to be completed by August 1, 2021.

The work under permits BD19-35795 and BD19-35796 was nearly complete and ready for final inspections on July 28, 2021, when the Fire Inspector informed the Contractor that a fire alarm would be required. A fire alarm design was then submitted, and permit pulled on September 21, 2021, which exceeded the August 1, 2021 deadline. Due to delays in obtaining the Fire Alarm Equipment, that portion of the work was not completed or inspected until March 8, 2022. We are now ready to request final inspection of the overall building, but our building permit has expired along with ET-21-400017..

We have requested an extension of our building permit, but zoning is requiring an additional Extension of Time be approved.

Thank-you in advance for your consideration and assistance in getting through this process.


John Lopeman, Principal

PERSONAL SERVICES
(TITLE 30)

SUNSET RD/EASTERN AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0164-WILLY BUG & BUBBY LLC:

USE PERMIT for a proposed personal services use (non-invasive beauty) in conjunction with an existing commercial building located in a commercial/industrial complex (Park 2000) on 1.1 acres in an M-1 (Light Manufacturing) (AE-70) Zone.

Generally located approximately 200 feet north of Sunset Road, and approximately 800 feet east of Eastern Avenue within Paradise. JG/bb/syp (For possible action)

RELATED INFORMATION:

APN:
162-36-410-038

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2560 E. Sunset Road
- Site Acreage: 1.1
- Project Type: Personal Services
- Number of Stories: 1
- Square Feet: 450
- Parking Required/Provided: 55/64

Site Plan

The plan depicts a 450 square foot lease space for a proposed non-invasive beauty services use in an existing 16,558 square foot building with 64 parking spaces on site. The proposed lease space is suite 102 at the west side of the building with a south facing entrance. The building has access from Sunset Road and Eastern Avenue. The surrounding commercial center, including several buildings, share parking and access.

Landscaping

No changes are proposed to the existing landscaping.

Elevations

The elevation photographs depict a 1 story building with suite 102 being located on the southwest corner, facing south. The building has stucco siding, concrete tile mansard parapet over a flat roof, and aluminum storefront doors and windows.

Floor Plan

The floor plan shows a common area and restroom space within the 450 square foot space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing a non-invasive beauty service that includes teeth whitening, tooth gems, body contouring, home kits, and accessory beauty items.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0535-16	Photography Studio	Approved by PC	September 2016
UC-1341-01	Place of worship	Approved by PC	November 2001
UC-0534-01	Private hypnotherapy business	Approved by PC	June 2001
UC-1455-99	Driving school	Approved by PC	November 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Business Employment	M-1	Commercial, office, & industrial
South	Business Employment	C-2	Restaurants, offices, & commercial

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 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 personal service use will not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, and parking. This building has been used for

many years for this type of commercial use in a variety of units. There is ample parking to accommodate this relatively small area of space being used as a personal services business, even during peak hours; therefore, staff can support the request.

Department of Aviation

The property lies within the AE-70 (70 - 75 DNL) noise contour for Harry Reid 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 Harry Reid 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 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.

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.

Fire Prevention Bureau

- 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: BOUJEE RITUALS LLC

CONTACT: BOUJEE RITUALS LLC, 2560 EAST SUNSET RD, STE 102, LAS VEGAS, NV 89120

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0164</u> DATE FILED: <u>3-21-2022</u> PLANNER ASSIGNED: <u>BBB</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>4-26-2022</u> PC MEETING DATE: <u>5-17-2022</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>Willy Bag + Bubby LLC</u> ADDRESS: <u>P.O. Box 19449</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89132</u> TELEPHONE: <u>702-262-6185</u> CELL: <u>702-488-8550</u> E-MAIL: <u>Teasty@sky-mega.com</u>
	APPLICANT NAME: <u>Ladrea McDonald</u> ADDRESS: <u>2560 E. Sunset Rd Ste. 102</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>725-248-4325</u> CELL: <u>702-559-0889</u> E-MAIL: <u>hello@bonicrituals.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Same as applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-36-410-038

PROPERTY ADDRESS and/or CROSS STREETS: 2650 e. Sunset Rd, ste 102 Las Vegas, NV 89120 / Sunset & Eastern

PROJECT DESCRIPTION: suite

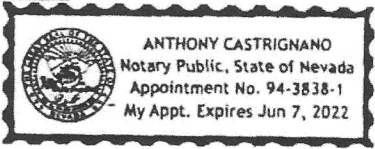
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Kevin Presow Kevin Presow
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 1-24-22 (DATE)
 By Anthony Castagnano

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.

To whom it may concern,

I am opening Boujee Rituals to offer multiple non-invasive beauty services that I am certified in such as teeth whitening, tooth gems and body contouring. I also plan to sell teeth whitening at home kits, beauty item and other accessories.

Ladrea McDonald

Boujee Rituals, LLC.

Owner

702.248.4325

UC-22-0164
PLANNER
COPY

3

05/17/22 PC AGENDA SHEET

HOOKAH LOUNGE
(TITLE 30)

PECOS RD/RUSSELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0169-BEATH ANDREW & CARE HOLDINGS, LLC:

USE PERMIT for a hookah lounge within an existing commercial center on a portion of 1.1 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Pecos Road and the north side of Russell Road within Paradise. JG/nr/syp (For possible action)

RELATED INFORMATION:

APN:

162-25-815-002 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3380 E. Russell Road, Suite 102
- Site Acreage: 1.1 (portion)
- Project Type: Hookah lounge
- Number of Stories: 1
- Square Feet: 1,150
- Parking Required/Provided: 5/73 (entire center)

Site Plan

The plan shows an existing 15,921 square foot commercial center with 12 tenant spaces and combined parking area with a convenience store on a separate parcel to the southeast. The tenant space is located on the west side of the building. Access to the site is granted from existing driveways located along Russell Road and Pecos Road. The entire commercial center has 73 parking spaces.

Landscaping

Perimeter landscaping is existing, and no additional landscaping is proposed or required.

Elevations

The photo shows an existing 1 story building consisting of stucco exterior with neutral earth tone colors and glass storefronts.

Floor Plans

The photos show a 1,150 square foot open area with seating, an area to purchase tobacco and non-tobacco products, and a restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use is for those who enjoy the fun of smoking hookah and to provide employment to the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0094-17	Sale of prepackaged alcohol not in conjunction with a grocery store	Approved by PC	March 2017
UC-0939-98	Dance School - expired	Approved by PC	June 1998
UC-0104-98	Martial arts school - expired	Approved by PC	January 1998
TM-0124-95	Commercial complex	Approved by PC	May 1995
ZC-1766-94	Reclassified 2 acres from R-E to C-1 zoning for a convenience store, retail shops and offices, and gasoline station	Approved by BCC	January 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-P	Single family residential
South	Corridor Mixed Use	C-2	Mixed commercial uses
East	Corridor Mixed Use	C-2	Convenience store with gasoline station and an office building
West	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	R-E & C-P	Single family residential and office building

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 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.

Staff does not anticipate any negative impacts from a hookah lounge in an existing commercial center. Staff supports the application since the proposed use is compatible with the existing building and the overall commercial center.

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 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.

Fire Prevention Bureau

- 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: WINDY CITY HOOKAH LLC

CONTACT: WINDY CITY HOOKAH LLC, 5120 BURNHAM AVE, LAS VEGAS, NV
89119

DRAFT

APR 22-100263



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0169</u> DATE FILED: <u>3/22/22</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>4/26/22</u> PC MEETING DATE: <u>5/17/22</u> BCC MEETING DATE: _____ FEE: <u>675</u>
	PROPERTY OWNER NAME: <u>3380 Partners</u> ADDRESS: <u>3380 E. Russell Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-787-0123</u> CELL: _____ E-MAIL: <u>jolson@virtusco.com</u>
	APPLICANT NAME: <u>Christopher Trotter Owner Windy City Hookah LLC</u> ADDRESS: <u>3380 E. Russell Rd Suite 102</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>772-475-4710</u> CELL: <u>772-475-4710</u> E-MAIL: <u>kingchristrotter23@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Christopher Trotter</u> ADDRESS: <u>5120 Burnham Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>772-475-4710</u> CELL: <u>772-475-4710</u> E-MAIL: <u>kingchristrotter23@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-25-815-002

PROPERTY ADDRESS and/or CROSS STREETS: 3380 E. Russell Rd. Suite 102 Las Vegas, NV. 89120

PROJECT DESCRIPTION: Hookah Lounge

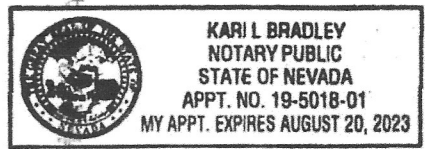
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Jennifer Olson
 Property Owner (Signature)*

3380 Partners
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 3/11/22 (DATE)
 By Jennifer Olson
 NOTARY PUBLIC: Kari L Bradley



4

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

PLANNER
COPY UC-22-0169

Christopher Trotter
Windy City Hookah LLC
5120 Burnham Ave.
Las Vegas, NV. 89119
2/25/2022

Dear Department of Planning:

My wife and I as owners of Windy City Hookah LLC, look to operate a Hookah Lounge at 3380 E. Russell Rd. Suite 102 Las Vegas, NV. 89129. We are currently the owners and operators but want to expand business so that we may employ others in the community. Our hours of operation are Tuesday-Thursday 6:00pm-11:00pm, Friday-Saturday 8:00pm-1:00am and Closed Sunday & Monday. What makes us unique is we not only provide tobacco options, but we also provide tobacco-less options as well to consumers. For those who want to enjoy the fun of smoking hookah without the chemical effect of tobacco. This is our 1st business however after our current 5-year lease we will access our profits and losses and seek to expand into either a larger space or add an additional location within Clark County. We are currently State Licensed and Certified to operate as a State of Nevada Tobacco Retail Dealer. With obtaining a Special Use permit it will allow us to operate as a Hookah Lounge in our current space and expand business. We have currently 8 parking spaces in the front of the building and an additional 20 parking spaces within 50 feet of our doors.

Sincerely,

Christopher Trotter

Christopher Trotter

Windy City Hookah LLC

Owner & Operator

05/17/22 PC AGENDA SHEET

RECREATIONAL FACILITY
(TITLE 30)

ARVILLE ST/NEVSO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0174-4175 LLC:

USE PERMITS for the following: 1) recreational facility (go-cart track); and 2) service bar.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) eliminate bicycle parking requirement.
DESIGN REVIEW for a recreational facility on 3.9 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the northwest corner of Arville Street and Nevso Drive within Paradise MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:
162-19-101-027

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the required parking spaces for a recreational facility to 160 spaces where 203 spaces are required per Table 30.60-1 (a 27% reduction).
2. Eliminate required bicycle parking where 21 spaces are required per Table 30.60-2 (a 100% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4175 Arville Street
- Site Acreage: 3.9
- Project Type: Recreational facility
- Number of Stories: 2
- Square Feet: 50,810
- Parking Required/Provided: 203/160

Site Plans

The plans depict an existing 2 story warehouse building that has been converted into an indoor recreational facility of approximately 50,810. This request is for a proposed service bar located within the food preparation area, and alcohol will only be sold in conjunction with food. The site has 2 access points from Arville Street and 3 from Nevso Drive. All other on-site and off-site improvements exist, and no changes are proposed with this request. The facility consists of a go-kart staging area, and a track, which takes up a considerable amount of the building space. The size of the track limits the number of people who can drive at one time. Parking is shown throughout the site and includes handicap parking. The applicant is requesting to waive all bicycle parking requirements.

Landscaping

Landscaping is not a part of this application.

Elevations

The plans depict an existing 28 foot high warehouse building with painted tilt-up concrete panels, concrete tile canopies, tinted glass, and a flat roofline.

Floor Plans

The plans show a proposed service bar in conjunction with a snack bar and lounge area in the southeast portion of the building. The service bar is intended to occupy a small portion of the snack area. The remainder of the floor plans show an indoor amusement area for electric go-karts, viewing area, kart repair, utility room, and snack and food preparation area with a service bar.

Signage

Signage is not a part of this request.

Applicant's Justification

It was recently discovered a review was not submitted and approved, therefore the use permit has expired. This request is to reapprove the previous request. The building also houses an existing 33,650 square foot warehouse, which is not a part of this request

The parking requirement has changed since the site was originally approved. The indoor recreation facility required 1 space per 600 square feet. That use no longer exists; however, it appears this use falls under the amusement/theme park which still requires 1 space per 600 square feet. Bicycle spaces require 1 per 2,000 square feet, requiring 21 bike spaces. The site consists of 156 spaces, which is 4 parking spaces less than required, however, since the site has been operating for 15 years, there hasn't been an issue as most of the customers come from the Strip, and arrive by ride share, taxis, or shuttle. A service bar allows the server to only provide the drinks in conjunction with a meal.

The applicant further states most customers are from The Strip and are picked-up and dropped-off at their respective hotel. This request will provide an additional service for the customers of this facility.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0415-11 (ET-0114-12)	Extension of time for a service bar	Approved by PC	November 2012
UC-0415-11	Service bar in conjunction with a recreational facility - expired	Approved by PC	November 2011
UC-0626-07 (ET-0053-09)	Extension of time for a recreational facility for go-carts	Approved by PC	April 2009
UC-0626-07	Use permit for indoor recreational facility - expired	Approved by PC	July 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	C-2	Commercial retail
South & West	Entertainment Mixed-Use	M-1	Industrial
East	Entertainment Mixed-Use	H-1	Resort hotel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

Use Permit #1

Staff finds the proposed use for a recreational facility at this location will not have significant impacts to the immediate area. This building was previously approved for a recreational facility along with a banquet facility. However, the banquet facility portion is not a part of this application as was previously approved. Staff finds this use is reasonable and appropriate for this area and can support this request.

Use Permit #2

The service bar will be incidental to the principal use; therefore, is not anticipated to generate any additional parking demand. Since the proposed use can only be accessed through the go-kart facility and is incidental to the principal use, it is not anticipated to have a negative impact on the surrounding property.

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.

Staff typically does not support significant reductions to the required parking. However, the floor area of the existing building is not increasing, nor is there a proposed use of a banquet facility at this location as in the past applications, thus the reduction in the number of on-site parking spaces is minimal and has remained the same for over 20 years. Most customers will arrive by vehicle or other forms of transportation from the Strip. Most tourists do not have or utilize bicycles for transportation. Furthermore, there are no known issues related to on-street parking; therefore, staff recommends approval of these requests.

Design Review

Overall, the existing aesthetic design has not changed since the previously approved use application for the site and is compatible with the surrounding area. In addition, the submitted plans show that the proposed structures are currently architecturally compatible to the overall theme for the site, which is more industrial and commercial uses. Staff can support the design review.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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.

Fire Prevention Bureau

- 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: K-1 SPEED LAS VEGAS, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" 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 type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>UC-22-0174</u> DATE FILED: <u>3/22/22</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>4/26/22</u> PC MEETING DATE: <u>5-17-22</u> BCC MEETING DATE: _____ FEE: <u>\$ 1,825</u>
	PROPERTY OWNER	NAME: <u>4175 LLC</u> ADDRESS: <u>9670 W. Tropicana suite 115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT	NAME: <u>K1 Speed Las Vegas, LLC</u> ADDRESS: <u>17221 Von Karman</u> CITY: <u>Irvine</u> STATE: <u>CA</u> ZIP: <u>92714</u> TELEPHONE: <u>949-584-0804</u> CELL: _____ E-MAIL: <u>josh@k1speed.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>LAS Consulting- Lucy Stewart</u> ADDRESS: <u>1930 Village Center Circle, Bldg 3-577</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-499-6469</u> CELL: <u>702-499-6469</u> E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>

ASSESSOR'S PARCEL NUMBER(S): 162-19-101-027
 PROPERTY ADDRESS and/or CROSS STREETS: 4175 Arville
 PROJECT DESCRIPTION: Reapprove expired use permits for indoor recreation facility, service bar, reduce parking

(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)* JOSHUA BOXER
 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.

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*LAS Consulting, Inc.
1930 Village Center Circle, Bldg 3, Suite 577
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax*

February 17, 2022

UP-22-0174

Mr. Steven DeMerritt, Senior Planner
Clark County Current Planning
500 Grand Central Parkway
Las Vegas, NV 89155

RE: Justification Letter – APN: 162-19-101-027

Dear Mr. DeMerritt:

Please accept this letter as our justification for a reapproval of a use permit for an indoor recreation facility, service bar, and a waiver for parking reduction. The project is as follows:

Project Description:

The property is located at the northwest corner of Arville St and Nevso Dr. This is the site of an existing warehouse and the Pole Position indoor go kart track, with a snack bar and service bar. The site was approved for an indoor track in 2007 and has operated continuously since. During that time a service bar was added to sell beer and wine for person only watching others race or for when the customer has completed their drives. A parking waiver was granted due to most guests are from the strip hotels and take a taxi, ride share or the shuttles the business provides.

The owner of Pole Position is in the process of selling the business to K-1 Speed. K1 Speed is a chain of indoor kart racing tracks nationwide across the United States. K1 Speed also markets its own line of automotive and karting race gear called K1 Race Gear. K1 Speed was co-founded in 2003 by race car driver Boris Said. When the two businesses were transferring ownership between the companies, it was discovered a review was not submitted and approved, and the use permit has expired. This request is to reapprove the previous approvals. The building consists of an existing 33,650 square foot warehouse (not a part)

Planned Land Use: Entertainment Mixed-Use (EM)

We are requesting to not submit a cross section for the property. This is an existing building and parking lot and no changes are being made to the site.

The parking requirement has changed since the site was originally approved. The indoor recreation facility required 1 space per 600 square feet. That use no longer exists however, it appears this use falls under the amusement/theme park (see definition below), which still requires 1 space per 600 square feet.

“Amusement/Theme Park” means a facility composed of 1 or more buildings or structures operated for profit on a permanent basis including a use which is designed to provide indoor or outdoor amusement, pleasure, or relaxation which may promote some theme, motif, or concept and may provide lifts, tramways, monorails, elevators, escalators, roller coasters, or other conveyances or rides for the entertainment or amusement of the public.....”

There is an existing warehouse that is not a part- 33,650 square feet, and the parking is 1.5 space per 1000 square feet, requiring 51 parking spaces. The indoor track area is 40,845 square feet, requiring 69 spaces. The office area for the track is 9900 square feet requiring 40 spaces, for a total of 160 parking spaces. Bicycle spaces- Recreational Uses 1 per 2,000 sq. ft, requiring 21 bike spaces. The site consists of 156 spaces, so the site is short 4 parking spaces, however, since the site has been operating for 15 years, there hasn't been an issue- the majority of the customers come from the hotels on the strip, and arrive by ride share, taxis, or the shuttle. The previous application, based on the previous parking requirement, there was a shortage of 20 parking spaces. With the revised parking code, there is only a shortage of 4 spaces. Even with the previous shortage of 20 spaces, there never was a parking issue. There were always plenty of parking for any event, and if there is a larger event =in the evening, the parking for the attached warehouse can be used. Therefore, we are requesting a reduction of four parking spaces.

We are requesting to waive the bicycle requirement where 21 are required. The customers come from the strip and are mostly tourists, therefore they do not have their bicycles with them. There has never been a need for bicycle parking in the 15 years it has been in operation.

The facility consists of a go-kart staging area, the track takes up a considerable amount of the building space, and the size of the track limits the number of people who can drive at one time. Each kart costs over \$10,000, so the operation limits the number of cars on the track to protect their investment. Typically, each customer purchases 2 rides, each ride lasts 10 minutes each, and there's a maximum of 12 cars on the track at a time. Also, 30-35% of the tourists come as a group and are picked up at their hotel. There video games located within the facility, and we are requesting to reapprove the arcade use permit.

Finally, a service bar was approved for the site, for events that might be held there, or for people observing but not participating in driving the cars. A convection oven was added to the kitchen/snack bar area with the previous request. A service bar only allows the server to provide the drinks in conjunction with a meal. We request reapproval of the service bar.

This business has been active for 15 years with no issues. We respectfully request your approval of the applications previously approved.

Yours truly,

Lucy Stewart

Lucy Stewart

05/17/22 PC AGENDA SHEET

FUNERAL HOME
(TITLE 30)

EASTERN AVE/PATRICK LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0178-LEGACY FUNERAL HOLDINGS NV, LLC:

USE PERMIT for a funeral home.

DESIGN REVIEW for a funeral home with modifications to an existing parking lot in conjunction with an existing cemetery on a portion of 21.6 acres in a P-F (Public Facility) (AE-65, AE-70, and AE-RPZ) Zone.

Generally located on the south side of Patrick Lane, 285 feet east of Eastern Avenue within Paradise. JG/md/jo (For possible action)

RELATED INFORMATION:

APN:

162-36-301-002; 162-36-301-005 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6200 S. Eastern Avenue
- Site Acreage: 21.6 (portion)
- Project Type: Funeral home with modifications to an existing parking lot
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 13,636 square feet
- Parking Required/Provided: 88/149

History and Request

A funeral home was approved by the Planning Commission in April 2019 via DR-19-0130; however, that application subsequently expired. The applicant is now requesting to re-establish the previously approved use for a funeral home in conjunction with the existing cemetery.

Site Plans

The plans depict a proposed single story funeral home located at the northeast portion of the project site, along Patrick Lane. The funeral home is set back as follows: 1) 11 feet from the

north property line, adjacent to Patrick Lane; 2) 1,160 feet from the south property line; 3) 510 feet from the east property line; and 4) 36 feet from the west property line. Forty-two additional parking spaces are being added to the existing parking lot immediately to the west of the funeral home. Four new loading spaces, measuring 10 feet wide by 30 feet deep, are also proposed at the southwest corner of the existing parking lot. Four additional parking spaces will be located adjacent to the southeast corner of the funeral home. The funeral home is located outside of the Runway Protection Zone (RPZ) and requires 88 parking spaces where 149 spaces are provided. Access to the project site is granted via 3 existing commercial driveways located adjacent to Patrick Lane.

Landscaping

The plans depict a landscape area measuring between 11 feet to 15 feet along Patrick Lane consisting of 24 inch box trees planted 20 feet on center, including shrubs and groundcover. Landscape finger islands and trees are equitably distributed throughout the parking lot.

Elevations

The plans depict a single story funeral home with a maximum height of 30 feet to the top of the pitched roof. The building will be constructed of stone veneer with a smooth stucco finish. A standing seam metal roof is featured along all 4 sides of the building, with a 12 foot overhang to accommodate pedestrian walkways and vehicle drive aisles. All rooftop mounted equipment will be screened from the right-of-way and public view by parapet walls. The building will be painted with neutral, earth tone colors.

Floor Plans

The plans depict a funeral home consisting of 13,636 square feet featuring arrangement rooms, reception area, multiple offices, restroom facilities, breakroom, file storage area, chapel with 154 seats, staging area, and miscellaneous other rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed funeral home will help serve the growing Las Vegas community. The addition of the funeral home will be an enhancement to the community.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900007	Care center	Approved by ZA	February 2022
DR-19-0130	Funeral home - expired	Approved by PC	April 2019
DR-1782-98	Mausoleum family burial plot in conjunction with an existing cemetery	Approved by PC	December 1998

Prior Land Use Requests

Application Number	Request	Action	Date
DR-048-91	Construct and maintain 1,100 square foot mausoleum buildings in conjunction with an existing cemetery	Approved by PC	April 1991
VC-549-88	Maintain a manufactured home as a watchman's quarters in conjunction with an existing cemetery	Approved by PC	September 1988
UC-048-85	Construct and maintain an additional cemetery, mausoleum, columbarium, maintenance garage, and crematorium in conjunction with an existing cemetery	Approved by BCC	April 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment, Public Use, and Neighborhood Commercial	R-E & M-D	Business park, place of worship, and undeveloped
South	Business Employment	P-F & M-1	Business park
East	Business Employment	M-D & M-1	Industrial development
West	Public Use	P-F	Crematorium, funeral parlor, chapel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit and Design Review

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 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 funeral home will provide a necessary service to Clark County and is compatible with the adjacent land uses and properties. The design of the funeral home, including building materials and colors, will be constructed and painted to match the existing and future buildings within the project site. The funeral home should not have an adverse or negative impact on the surrounding land uses and properties; therefore, staff recommends approval.

Department of Aviation

The property lies within the AE-70 (70 - 75 DNL) and AE-65 (65 - 70 DNL) noise contours for Harry Reid International Airport (LAS) 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 Harry Reid International Airport facilities to meet

future air traffic demand. Also, a portion of the property lies within the Runway Protection Zone (RPZ) for LAS.

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 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; the installation and use of cooling systems that consumptively use water will be prohibited; 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;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Eastern Avenue improvement project;

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use;
- No buildings, structures (including signage), or above ground transmission lines allowed within the RPZ.
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0142-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LEGACY FUNERAL HOLDINGS NV LLC

CONTACT: NICK ANTRILLO, 2355 N. CHRISTY LANE, LAS VEGAS, NV 89156

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE



APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" 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 type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0178</u> DATE FILED: <u>3/23/22</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>4/26/22 @ 7:00</u> PC MEETING DATE: <u>5/17/22 @ 7:00 P.M.</u> BCC MEETING DATE: <u>-</u> FEE: <u>\$1,350</u>
	PROPERTY OWNER NAME: <u>Legacy Funeral Holdings NV LLC</u> ADDRESS: <u>3103 Sacket St</u> CITY: <u>Houston</u> STATE: <u>TX</u> ZIP: <u>77098</u> TELEPHONE: <u>832-291-7454</u> CELL: _____ E-MAIL: <u>bassett@legacyfuneralgroup.com</u>
	APPLICANT NAME: <u>Same</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Nick Antrillo AIA</u> ADDRESS: <u>2355 N Christy Ln</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89156</u> TELEPHONE: <u>702-592-3767</u> CELL: _____ E-MAIL: <u>nick@antrillo.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-36-301-005

PROPERTY ADDRESS and/or CROSS STREETS: 6200 S Eastern Avenue

PROJECT DESCRIPTION: New funeral home on property of existing funeral home and cemetery

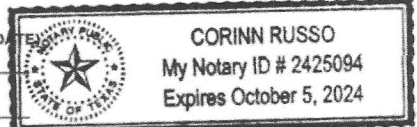
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

SUBSCRIBED AND SWORN BEFORE ME ON June 21, 2021 (DATE)
 By Michael L. Soper

NOTARY PUBLIC: 



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*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.

LEGACY FUNERAL HOLDINGS OF NEVADA, LLC

UC-22-0178

October 14, 2021

Clark County Comprehensive Planning
500 S Grand Central Parkway
Las Vegas, Nevada 89155

PLANNER
COPY

Justification Letter: Design Review for Davis Funeral Home

Legacy Funeral Holdings of Nevada, LLC, operates two Davis Funeral Home and Cemetery sites in Southern Nevada. We purchased the existing funeral home at 6200 S Eastern Avenue in the year 2010 and continue to operate it under the Davis name. We have a continuing commitment to make improvements and expand services every year.

The currently proposed improvement is the addition of a second Funeral Home on the same property. The existing facility will continue to operate as before. This provides a new chapel with additional parking, convenient vehicle access, and administrative offices. Please note that there is already an existing funeral home. This is the same application as DR19-0130 but with downsized building. We request to add this new downsized building to the site just as previously approved. We are requesting a Special Use Permit and a Design Review for a funeral home in a Public Facility (P-F) Zoning District.

The new funeral home includes one chapel with adjacent porte cochere, an area for receptions, sales offices, display room, public restrooms, and receiving area for floral deliveries.

The site surrounding the new building will be redesigned for additional parking and landscape improvements. All parking count requirements will be met. The next phase includes a new monument sign on the Patrick Avenue entrance to direct visitors and vendors.

The elevation is designed to be compatible with new columbaria added recently, and to be contextual with the neighborhood. The exterior elevation is finished in stucco and stone veneer with a standing seam roof.

All ordinances and regulations will be met. We require no Waivers. This expansion helps us serve the growing Las Vegas community, and is an enhancement to the community. We humbly ask for your support in approving this application.

Sincerely,

Legacy Funeral Holdings of Nevada, LLC

Legacy Funeral Holdings of Nevada, LLC
3103 Sackett St. Houston, TX 77098
713-529-5770 * Fax 713-529-5776

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05/17/22 PC AGENDA SHEET

TIRE INSTALLATION AND REPAIR
(TITLE 30)

HELM DR/SPENCER ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0180-MATE COMMERCIAL, LLC:

USE PERMIT to reduce the separation between a tire installation and repair facility and a residential use within a portion of an existing office/warehouse building on 1.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the south side of Helm Drive, approximately 635 feet west of Spencer Street within Paradise. JG/sd/syp (For possible action)

RELATED INFORMATION:

APN:

177-02-201-053

USE PERMIT

Reduce the separation of a tire installation and repair facility from an existing residential use to 170 feet where 200 feet is required per Table 30.44-1 (a 15% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 1505 Helm Drive
- Site Acreage: 1.3
- Project Type: Tire installation and repair facility
- Number of Stories: 1
- Building Height (feet): 45
- Square Feet: 11,590 (tire sales & installation)/23,192 (overall building)
- Parking Required/Provided: 22/50

Site Plans

The plans depict a tire installation and repair facility within an existing office/warehouse building on a 1.3 acre site. Access to the existing office/warehouse building is granted via 2 existing commercial driveways along Helm Drive. The proposed use for tire sales and installation requires 22 parking spaces where 50 parking spaces are provided. The applicant is

using the eastern half of the existing building for the tire sales and installation use, while the western portion is currently a recreational facility approved by a use permit. The use permit is to reduce the separation to 170 feet from the residential zoned property to the west.

Landscaping

All street and site landscaping exists, and no changes are required or proposed to the existing landscaping.

Elevations

The plans depict a 1 story office/warehouse building with an overall height of 45 feet to the top of the parapet wall. The existing building is constructed of concrete tilt-up panels consisting of neutral, earth tone colors.

Floor Plans

The floor plans consist of 11,590 square feet with a tire installation area, storage room, breakroom, conference room, offices, and utility room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing a tire sales and installation use in an existing warehouse. The western portion is currently a recreational facility. The applicant states that 2 properties zoned R-E are the only residential lots within the immediate area. The use will provide services to the community. The site complies with all Code requirements and remains compatible and harmonious with the surrounding areas.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0383	Recreational facility	Approved by PC	October 2020
DR-0835-07	Wholesale building	Approved by PC	August 2007
ZC-2026-05	Reclassified the project site to M-D zoning for an office/warehouse building; with reduced parking, reduced setbacks, and modified landscaping	Approved by BCC	February 2006
ZC-2075-04	Reclassified the project site to M-D zoning for an office/warehouse building; with reduced parking & reduced setbacks	Approved by BCC	July 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business Employment	M-D	Office/warehouse buildings
East	Business Employment	R-E	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Business Employment	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

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 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.

Staff finds that the proposed tire sales and installation business is compatible with the existing manufacturing and other industrial uses and development in the immediate area. The current design of the existing building is maximized for the proposed use when considering bay doors do not face a residential use and there is plenty of available parking. All tire sales and installation will be conducted within the interior of the facility, with no proposed outside uses or activities. The small scale of the operation will limit the potential for negative impacts to the residential property. In addition, the use complies in part with Policy WP-3.1: Adaptive Reuse of an existing building and could promote further investments in the immediate area; therefore, staff recommends approval of 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 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.

Fire Prevention Bureau

- 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: MATE COMMERCIAL, LLC

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

DRAFT

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

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

February 17, 2022

VIA UPLOAD

CLARK COUNTY DEPARTMENT OF
COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, Nevada 89106

UC-22-0180

**Re: Justification Letter – Waiver to Reduce Separation of Tire Sales/Installation Use
to Residential Use Portion, APN: 177-02-201-053**

To Whom It May Concern:

Please be advised our office represents the Applicant. The Applicant is proposing a tire sales/installation use in an existing warehouse building located on Helm Drive just west of Spencer Street. The property is more particularly described as APN: 177-02-201-053 (the "Site"). The Site is zoned M-D.

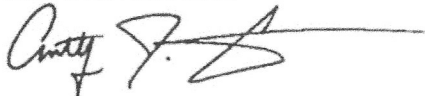
By way of background, there is an existing warehouse building on the Site. The roughly western half of the building is occupied by CA Cheerleading. The Applicant is proposing to occupy the eastern half, or approximately 11,590 square feet, of the building. Access to the Site is via two (2) driveways from Helm Drive. The total parking required for both the cheerleading use (major training facility) and tire sales/installation is 49 parking spaces. The Site is providing 50 parking spaces.

A tire sales/installation use is permitted use in an M-D zoned district subject to (1) the use is setback a minimum of 200-feet from any residential use on a separate property and (2) all overhead doors shall be directed away from residential uses and public rights-of-ways unless screened from a street by landscaping or another building. Here, no overhead door faces a residential use, however, there is a residential use, a home, to the west of the Site and the home is approximately 170-feet from the proposed tire sales/installation use. While the proposed tire installation/sales use is less than 200-feet from a residential use, it is the only residential use in the area and the entire area, including the home, is planned Business Employment (BE). Likewise, the vacant R-E zoned property immediately to the east is 70-feet from the building, however, the property is planned BE. Therefore, the waiver is appropriate.

We thank you in advance for your time and consideration.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC:amp

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05/17/22 PC AGENDA SHEET

COMMUNICATION TOWER
(TITLE 30)

TWAIN AVE/PECOS MCLEOD INT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0184-NOSREDNA REAL ESTATE HOLDINGS CORPORATION:

USE PERMIT for a communication tower.

DESIGN REVIEW for a redesigned communication tower on a 0.9 acre parcel in a C-P (Office and Professional) Zone.

Generally located on the west side of the Pecos McLeod Interconnect and the north side of Twain Avenue within Paradise. TS/nr/syp (For possible action)

RELATED INFORMATION:

APN:

162-13-607-003

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3675 Pecos McLeod Interconnect
- Site Acreage: 0.9
- Project Type: Communication tower
- Building Height (feet): 80 (monopalm tree)

Site Plan

The plan depicts an existing office building on a triangular shaped parcel located at the intersection of Twain Avenue and the Pecos McLeod Interconnect. There are 2 driveways which provide access to the site, the first is located on the Pecos McLeod Interconnect and the second is along Twain Avenue. Parking stalls are located on the western portion of the property, with the western most parking stalls covered by a shade structure. There is an existing 6 foot high block wall along the rear (western) property line. The communication monopalm tree tower is located in the center of the property in a courtyard surrounded on 3 sides by the building.

Landscaping

Landscaping is not a part of this request.

Elevations

The existing 16 foot high, 1 story office building has a stucco exterior and a tiled roof. The communication tower is located on the west side of the existing building, and partially screened from Pecos McLeod Interconnect and Twain Avenue by the building. The surrounding building is approximately 16 feet in height, leaving 64 feet of the monopalm tree visible along with the top portion of the palm tree shaped antenna array. The base of the tower can be viewed from the west parking lot through an opening in the courtyard. The entire existing 60 foot cylindrical tower will be replaced by the 80 foot high monopalm tree tower.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to redesign and increase the height of the existing monopole telecommunications antenna array to accommodate new 5G cellular service. Making this minor upgrade reduces the need for another tower in this immediate area.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-20-900241	Extended the height of an existing cellular tower to 60 feet	Approved by ZA	May 2020
UC-19-0405	Minor training facility	Approved by PC	July 2019
VC-2005-94	Setback variance for a monument sign	Denied by PC	January 1995
ZC-150-85 (WC-0354-94)	Waived conditions requiring a 10 foot setback for signage	Approved by BCC	June 1994
ZC-150-85	Reclassified to C-P zoning for an office professional building	Approved by BCC	July 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	C-1	CCSD property
South	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-P & R-1	Office complex & Single family residential
East	Neighborhood Commercial & Public Use	C-2 & R-1	Undeveloped & CCSD property
West	Neighborhood Commercial	C-P	Office complex & undeveloped

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 Review

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 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 monopole has existed in the current location for over 10 years without complaint or concern as an apparent flagpole. The current configuration will appear to be a monopalm tree and the height will be 80 feet which should reduce the need for an additional tower facility. The proposed new antenna facility should not create any negative impacts to the surrounding area; 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: T-MOBILE

CONTACT: CYNTHIA SQUIER, INFINITY COORDINATORS, 234 CAROLINA LAUREL STREET, HENDERSON, NV 89074

DRAFT

APR 22-100291



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" 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 type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0184</u> DATE FILED: <u>3/23/22</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>4/26/22</u> PC MEETING DATE: <u>5/17/22</u> BCC MEETING DATE: _____ FEE: <u>\$1350</u>
	PROPERTY OWNER NAME: <u>NOSREDNA REAL ESTATE HOLDINGS CORPORATION</u> ADDRESS: <u>3675 Pecos & Mcleod</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-538-7412</u> CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>T-Mobile</u> ADDRESS: <u>4175 S Riley. St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>503-475-2446</u> CELL: <u>503-475-2446</u> E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Cynthia Squier</u> ADDRESS: <u>234 Carolina Laurel St</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>559-280-0590</u> CELL: <u>559-280-0590</u> E-MAIL: <u>csquier@infinitycoordinators.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-13-607-003

PROPERTY ADDRESS and/or CROSS STREETS: 3675 Pecos & Mcleod Las Vegas, NV 89121

PROJECT DESCRIPTION: NV-7001 / VG08227A SUP to convert existing expanded Canister to a Monopalm

(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.

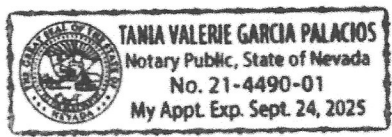
Gail Anderson
Property Owner (Signature)*

Gail Anderson
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 2nd 2022 (DATE)
By Gail Anderson

NOTARY PUBLIC: Talia



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*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.

Clark County
500 S. Grand Central
Las Vegas, NV 89148
Department of Planning

PLANNER
COPY

UC-22-0184

3/3/2022
3/17/2022 Response to Planning Request

Re: **Request for Design Change of an Existing Telecommunication site at**
3675 Pecos & Mcleod / 163-13-607-003 from Expanded Canister to 80ft Monopalm.

Current Planning Division:

Currently at this location there is an existing flagpole/ canister site and in 2020 same applicant, T-Mobile, paid to expand this existing canister site. Now 2 years later this sites performance is still underperforming. There is a significant grade fluctuation at this location as this tower needs to be replaced to gain the performance required to support the surrounding TMO network.

The expanded canister is still limiting technology, it is not adequate at its current design. T-Mobile needs to change this design to the proposed 80ft mono palm; a design which will allow us to add 5G and reduces the need for another tower as we now would have the height needed to support T-Mobile & improve the signal which as shown below reaches the surrounding network TMO has already invested in. 80ft would be tall enough to clear elevation changes and all houses, rooftops, trees, small buildings that exist in its path preventing signal transmissions. All equipment will remain inside a private suite not seen or visible to the public and has no adverse effects.

Project Purpose:

The purpose of this project is to upgrade the existing facility with the latest technology in wireless broadband. This faster network and increased bandwidth will allow for faster broadband connection speeds for local consumers such as public works, emergency responders, local businesses, residents, and visitors.

TMO believes this project meets the basis of approval based on the following:

- Minimum of 600' ft from any existing telecommunications facility. **The proposed project is approximately 923'ft away from existing site located at 3131 Fremont St. no change**
- *Propagation Maps are included with this submittal; showing coverage before & coverage after this proposed palm is built. A new site is needed to provide additional capacity and improved performance at the residential and commercial areas since this area is dense population. This location allows us to meet code, placement stays the same with very little impact to the surrounding businesses and our palm will blend in with the surrounding aesthetics. Slides removed & uploaded as backup per request*

- Any communication tower may provide a security fence or wall. No permanent staff is assigned to this facility. **Unmanned Facilities and all equipment is within a private suite on property and will remain the same.**
- Parking. **No existing parking spaces will be affected.**
- The communication tower shall be structurally designed to accommodate more than one antenna array. **The tower is structurally capable and designed to handle up to 3 antenna arrays.**
- The communication tower shall be designed to be architecturally compatible with the surrounding buildings and land uses in the zoning district or otherwise integrated, through location and design, to blend in with the existing characteristics of the site to the extent practical. **The tower is a mono-palm and will integrate within the existing characteristics of the industrial area. The surrounding business is industrial, the surrounding towers are monopoles and the trees on property to are palms. Proposed 80ft palm to ensure the design will blend in with the surroundings characteristics, stay within code while keeping location and ground the same with no changes. Photo Sims submitted in this package.**
- The communication tower shall be painted with a color generally matching the surroundings or background that minimizes its visibility unless a different color is required by the Federal Communication Commission or Federal Aviation Administration. **As indicated above; the tower is a mono palm, and the accompanying antennas and attachments will be concealed and painted to match.**
- No signals, lights or signs shall be permitted on towers unless required by the Federal Communication Commission or Federal Aviation Administration; however, this shall not be construed to prevent the mounting of an antenna on a legally permitted signal, light, or sign. **No signals, lights or signs will be placed on the tower unless required by the FCC or FAA.**
- Ground level equipment, buildings and the tower or antenna base shall be screened so as not to be visible from streets and residential development. **Ground Level equipment and the tower including antenna base are within the existing property line of a business. Ground equipment remains indoors; therefore, the ground level equipment will not be visible from streets or residential areas.**
- Development standards for C-P property, Proposed tower in same location as existing.
- Setback from residential properties: **This project meets and exceeds a 3 to 1 setback to residential; The South Residential property is 250 ft from tower location where 160 is required due to lot size being 0.06. There is still residential zoning to the West approx. (99ft) & East (248ft) but no dwelling exists on either parcel. Tower remains in same location as original approval and is still a stealth design. Graphic map submitted**

Compliance with Original Approvals:

The proposed modifications are in compliance with the original entitlements for this wireless facility. The purpose of the proposed modification is to upgrade the existing facility with the latest technology. Doing so will not alter the physical dimensions or appearance of the facility beyond original entitlements.

Federal Regulation:

Section 6409 of the Middle-Class Tax Relief and Job Creation Act of 2012, which was signed into law February 22, 2012, mandates that state and local governments provide a nondiscretionary approval of an eligible facilities request for the modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station. The FCC defines substantial change as the mounting of a proposed antenna that would increase the existing height of the tower by more than 10%. Or 20 feet, whichever is greater.

T-Mobile believes this request is a thoughtful project taking in design and placement to minimize the impact; and would respectfully request that staff review the attached drawings.

If you should have any questions or additional comments, please contact me at (559)280-0590. Thank you in advance for your consideration and time with this matter.

Cynthia Squier

Infinity Coordinators

C| +1 559-280-0590

E| csquier@infinitycoordinators.com

05/17/22 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

RUSSELL RD/POLARIS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0182-HERBST FAMILY LIMITED PARTNERSHIP II:

VACATE AND ABANDON easements of interest to Clark County located between Dewey Drive and Russell Road and between Polaris Avenue and Procyon Street within Paradise (description on file). MN/jor/jo (For possible action)

RELATED INFORMATION:

APN:

162-29-401-013; 162-29-401-014; 162-29-401-016

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The site plan depicts 33 foot wide patent easements along the west property lines of APN's 162-29-401-013, 162-29-401-014, and 162-29-401-016. In addition, there are 33 foot wide patent easements on the south property line of APN 162-29-401-014, and the north property line of APN 162-29-401-016.

The site plan also depicts 3 foot wide patent easements along the north and east property lines of APN 162-29-401-013, the east property lines of APNs 162-29-401-014 and 162-29-401-016. Per the applicant these easements are no longer needed for the proposed development and improvements on the site.

Prior Land Use Requests for A

Application Number	Request	Action	Date
UC-21-0412	Supper club, with design reviews for a parking garage, warehouse, and convenience store with a gasoline station	Approved by PC	October 2021
WS-20-0294	Parking garage	Approved by BCC	August 2020
VC-0321-99	Turf landscaping	Approved by PC	April 1999
VC-1118-97	75 foot high freestanding sign	Approved by PC	August 1997

Application Number	Request	Action	Date
UC-0752-97	100 foot high flag pole	Approved by BCC	July 1997
VC-0153-97	Reduced parking for a warehouse	Approved by PC	March 1997
ZC-1579-93	Reclassified the southern portion of the site to M-1 zoning for a convenience store with gasoline pumps and an office/warehouse	Approved by BCC	October 1993
ZC-0246-90	Reclassified the northern portion of the site and the parcel to the west to M-1 zoning for a warehouse and office building	Approved by BCC	October 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	M-1	Undeveloped
South	Commercial Tourist	M-1	Convenience store with gasoline station
East	Commercial Tourist	H-1	Allegiant Stadium
West	Public Facilities	M-1	NV Energy substation & parking lot

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 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 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

- Comply with approved drainage study PW22-10583;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

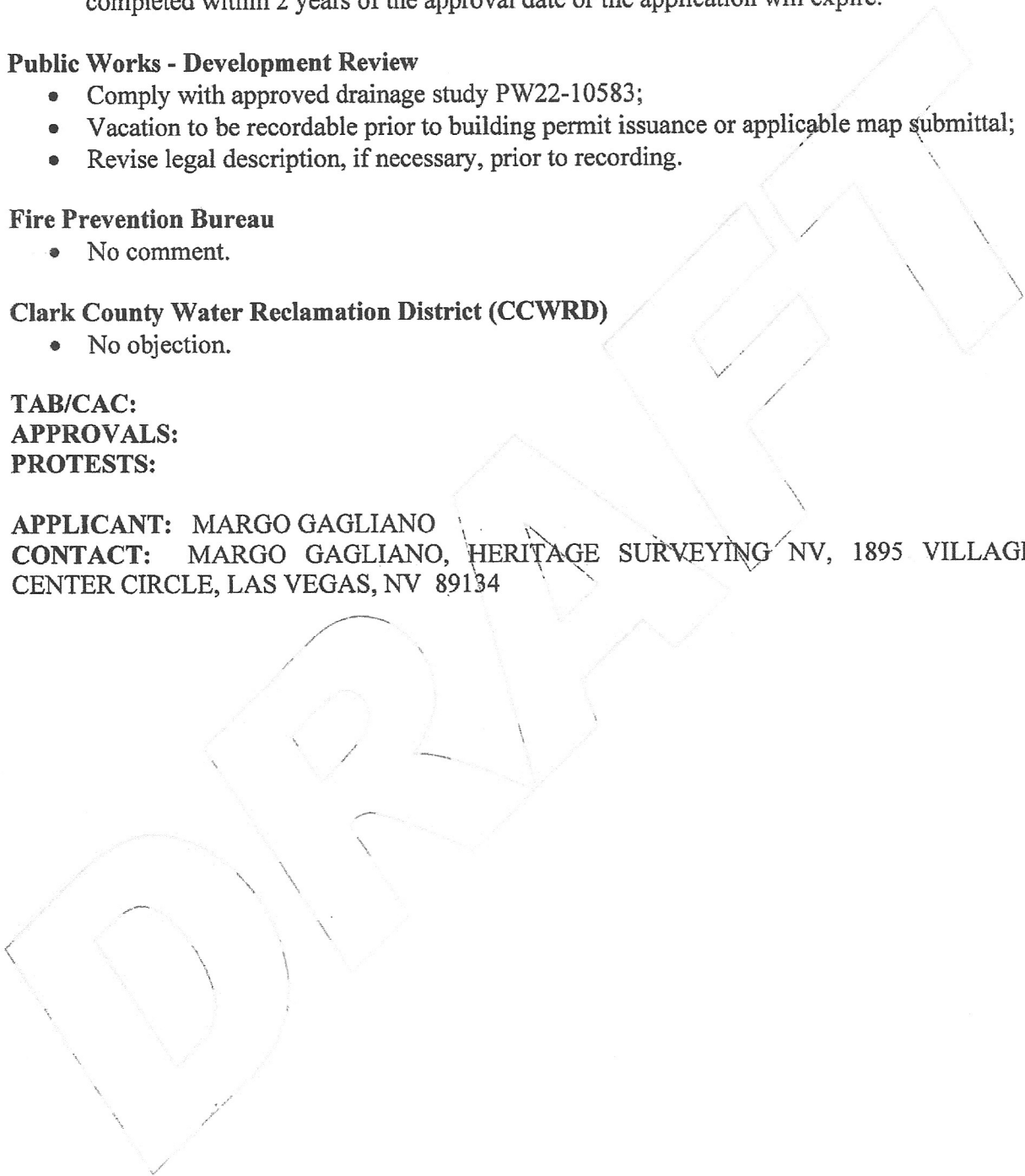
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARGO GAGLIANO

CONTACT: MARGO GAGLIANO, HERITAGE SURVEYING NV, 1895 VILLAGE CENTER CIRCLE, LAS VEGAS, NV 89134





VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- VACATION & ABANDONMENT (vs)
- EASEMENT(S)
- RIGHT(S)-OF-WAY
- EXTENSION OF TIME (ET)
(ORIGINAL APPLICATION #):

DEPARTMENT USE

APP. NUMBER: 15-22-0182
 PLANNER ASSIGNED: JOB
 TAB/CAC: PARADISE
 PC MEETING DATE: 5/17/22
 BCC MEETING DATE: _____
 FEE: \$875

DATE FILED: 3/23/22
 TAB/CAC DATE: 4/26/22

PROPERTY OWNER

NAME: HERBST FAMILY LIMITED PARTNERSHIP II
 ADDRESS: PO Box 93417
 CITY: Las Vegas STATE: NV ZIP: 89139
 TELEPHONE: 702-798-6400 CELL: _____
 E-MAIL: _____

APPLICANT

NAME: Timothy P Herbst
 ADDRESS: PO Box 93417
 CITY: Las Vegas STATE: NV ZIP: 89134
 TELEPHONE: 702-798-6400 CELL: 7
 E-MAIL: _____ REF CONTACT ID #: _____

CORRESPONDENT

NAME: Heritage Surveying Nevada Inc. -Margo Gagliano
 ADDRESS: 1895 Village Center Circle
 CITY: Las Vegas STATE: NV ZIP: 89134
 TELEPHONE: 702-212-4016 CELL: 702-812-0115
 E-MAIL: mgagliano@hsnvi.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-29-401-013
162-29-401-014 & 162-29-401-016

PROPERTY ADDRESS and/or CROSS STREETS: Russell & Polaris

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.

Property Owner (Signature)*

STATE OF NEVADA
 COUNTY OF Clark

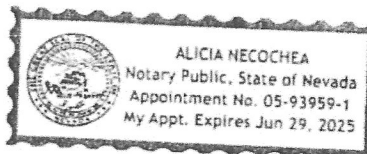
SUBSCRIBED AND SWORN BEFORE ME ON February 23 2022 (DATE)

By Timothy P. Herbst

NOTARY PUBLIC: Alicia Necochea

Timothy P. Herbst

Property Owner (Print)



*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.

Heritage Surveying Nevada, Inc.

1895 Village Center Circle | Las Vegas, NV 89134
702-212-4016

JUSTIFICATION LETTER

HSN Project No. 501.0238.04

Date: March 15, 2022

To: Clark County
Current Planning
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

VS-22-0182

RE: JUSTIFICATION FOR PATENT EASEMENT VACATION (NORTH & SOUTH PARCEL) FOR HERBST PARKING GARAGE

To Whom It May Concern:

This letter is to provide justification, for the request by Herbst Family Limited Partnership II for the following vacations on the proposed commercial development (APN:162-29-401-013, 162-29-401-014, & 162-29-401-016):

- 33' & 3' Patent Easement Vacation (APN:162-29-401-013 & 162-29-401-014)-North
Patent number 1187006.
- 33' & 3' Patent Easement Vacation (APN:162-29-401-016)-South
Patent number 1176258.

We are requesting that the patent easements on the North located at the southwest corner of Polaris Avenue & Dewey Drive & the South located on the northwest corner of Russell Road & Polaris Avenue are both vacated, due to the development of the site, the patent easements are not needed.

We look forward to working with Clark County on this vacation and moving forward with development in this area. Please do not hesitate to contact me if you have any questions.

Sincerely,



Margo Gagliano
Mapping Coordinator
Heritage Surveying Nevada, Inc.
mgagliano@hsnvi.com
702-212-4016

9

05/18/22 BCC AGENDA SHEET

FREESTANDING SIGN
(TITLE 30)

FLAMINGO RD/LAS VEGAS BLVD S

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-22-0177-PARBALL NEWCO, LLC:

DESIGN REVIEW for a comprehensive sign package for a resort hotel (Horseshoe) on 30.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/md/syp (For possible action)

RELATED INFORMATION:

APN:
162-21-102-009

LAND USE PLAN:
WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: 3645 Las Vegas Boulevard South
- Site Acreage: 30
- Project Type: Comprehensive sign package/freestanding sign
- Sign Height (feet): 177
- Sign Area (Square Feet): 19,178

Request

This application is the first application of a comprehensive sign package for the Horseshoe Hotel (formerly known as Bally's), and at this time only includes the freestanding sign along Las Vegas Boulevard. Although signage was previously approved for the former resort hotel, this application considers the existing freestanding sign and modifications as proposed for the rebranding of the resort hotel. A subsequent application will be submitted for the remaining signs.

Site Plan

The application addresses modifications to an existing 3 sided freestanding sign (UC-0855-00 and UC-0305-10), including an increase in height, at the northwest portion of the site adjacent to the intersection of Las Vegas Boulevard South and Flamingo Road. The structure and pole

supports for the existing sign will remain with no modification to the location or the existing setbacks. The freestanding sign is set back 10 feet from the west (Las Vegas Boulevard South) and north (Flamingo Road) property lines. There are no proposed changes to the location or design of the existing buildings, landscaping, or uses on the site.

Signage

The plans depict modifications to an existing freestanding sign, including an increase in height from 150 feet to 177 feet. The freestanding sign consists of 3 sides, Side A through Side C with a total area of 19,178 square feet, as measured per the Development Code (1,178 square feet larger than the existing sign). Side A, oriented towards the northwest corner of Las Vegas Boulevard South and Flamingo Road, features an LED animated display area measuring 6,641 square feet with animated logo and channel letters measuring 570 square feet. Side B facing south towards Las Vegas Boulevard South, and Side C, facing east towards Flamingo Road, each feature an LED animated display area measuring 5,250 square feet with animated logo and channel letters measuring 570 square feet. Per the Development Code, the area for a 3 sided freestanding sign is calculated by measuring only 2 sides of the 3 sided sign. As such, the total animated signage for the freestanding sign is approximately 13,031 square feet (approximately 8,916 square feet larger than the existing sign). The portion of the sign below the LED animated display areas, in addition to the 3 supporting columns, consists of painted (gray) aluminum cladding. The digital LED sign will continue to feature slide shows, motion graphics, video content, and similar advertisements in conjunction with a resort hotel, as permitted per the Development Code.

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent Increase	# of Existing Signs	# of Proposed Signs	Total # of Signs
Wall	N/A							
Freestanding*	N/A	19,178	19,178	12,905	49%	N/A	1	1
Directional	N/A							
Roof	N/A							
Projecting	N/A							
Revolving	N/A							
Monument	N/A							
Hanging	N/A							
Overall Total	N/A	19,178	19,178	N/A	N/A	N/A	1	1

*Signage for the freestanding sign includes the request for an increase in animated signage.

Animated	N/A	13,031	13,031	150	8,587%	N/A	1	1
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Applicant's Justification

The applicant states the proposed sign is consistent with similar approvals for other resort hotels within the immediate area. The sign will enhance the visual character of the property within the Resort Corridor, a high intensity economic center intended for resort development and is tourist oriented. The sign is harmonious, compatible and consistent with the existing signs at the property, other resort hotel properties along Las Vegas Boulevard South, and the comprehensive vision for the Resort Corridor.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900058	Remodeled with modifications to the interior and exterior of existing buildings within a shopping center (Grand Bazaar) in conjunction with a resort hotel (Bally's)	Approved by ZA	February 2022
TM-20-500099	1 lot commercial subdivision	Approved by PC	August 2020
UC-18-0263	Modification to the interior and exterior of an existing building within a shopping center (Bally's Bazaar)	Approved by BCC	January 2018
DR-1035-17	Exterior and interior remodel of an existing building	Approved by BCC	January 2018
UC-0303-16	Signage in conjunction with the Grand Bazaar	Approved by BCC	June 2016
DR-0188-16	Modifications to an approved comprehensive sign package with an increased wall sign area	Approved by BCC	May 2016
UC-0854-14	Grocery store with a design review for signage	Approved by BCC	December 2014
UC-0847-13	Modifications to a comprehensive sign package	Approved by BCC	March 2014
UC-0227-12	Comprehensive sign and lighting plan with modifications to an approved shopping center (Bally's Bazaar)	Approved by BCC	July 2012
UC-0037-12	Outdoor shopping center (Grand Bazaar Shops)	Approved by PC	March 2012
DR-0077-11	Modifications to an approved sign package and reduced the separation between monument signs	Approved by BCC	May 2011
UC-0305-10	Sign package for Bally's and Paris Resort Hotels	Approved by BCC	August 2010
UC-1384-03 (ET-0283-09)	Second extension of time to allow permanent banners	Approved by PC	December 2009
UC-1384-03	Allowed permanent banners	Approved by PC	October 2003
UC-0855-00	Three sided on/off-premises freestanding sign with deviations to required setbacks	Approved by PC	July 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Drai's Beachclub & Nightclub
South	Entertainment Mixed-Use	H-1	Paris Resort Hotel
East	Entertainment Mixed-Use	H-1	Portions of Bally's Resort Hotel
West	Entertainment Mixed-Use	H-1	Bellagio Resort Hotel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Code allows alternative sign standards for resort hotels if the alternative results in the development having a visual character compatible with adjacent developments. The proposed freestanding sign is compatible with the previously approved sign package and complies with Urban Land Use Policy 20 of the Master Plan, which states that all signage should be compatible with building styles both on-site and surrounding developments. Additionally, the proposed sign is consistent in style and design with the existing signs on-site and is of similar scale as other resort hotels within the immediate area and along Las Vegas Boulevard South. Staff finds the addition to the previously approved sign package will not negatively impact the site. Therefore, staff can support this request.

Department of Aviation

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

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a future comprehensive sign plan for rebranding the resort hotel will be required; 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

- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PARBALL NEWCO, LLC

CONTACT: REBECCA MILTENBERGER, BROWNSTEIN, HYATT, FARBER, AND SCHREC, 100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

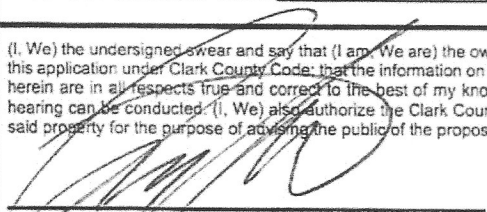
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" 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 type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-22-0177</u> DATE FILED: <u>3/22/22</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>4/26/22 @ 7:00</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>5/18/22 @ 9:00 A.M.</u> FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>Parball Newco, LLC</u> ADDRESS: <u>3645 Las Vegas Blvd South</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>
	APPLICANT NAME: <u>Parball Newco, LLC</u> ADDRESS: <u>3645 Las Vegas Blvd South</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>
	CORRESPONDENT NAME: <u>Rebecca Miltenberger - Brownstein Hyatt Farber Schreck, LLP</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): 162-21-102-009

PROPERTY ADDRESS and/or CROSS STREETS: 3645 S. Las Vegas Boulevard

PROJECT DESCRIPTION: Modifications to existing Pylon Marquee - Bally's Las Vegas Hotel and Casino

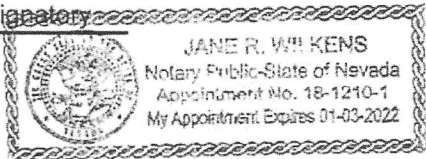
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Gary Bogan, Authorized Signatory

Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark



SUBSCRIBED AND SWORN BEFORE ME ON 12/21/2021 (DATE)

By Gary Bogan

NOTARY PUBLIC: Jane Williams

*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.

Brownstein

Brownstein Hyatt Farber Schreck, LLP

702.382.2101 main
100 North City Parkway, Suite 1600
Las Vegas, Nevada 89106

Rebecca L. Miltenberger
Attorney at Law
702.464.7052 direct
rmiltenberger@bhfs.com

March 2, 2022

VIA ELECTRONIC DELIVERY

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

PLANNER
COPY

RE: Justification Letter – Bally's Signage Design Review
APN: 162-21-102-009

Mr. Donohue:

We represent Parball Newco LLC (the "**Applicant**"), owner and operator of the Bally's Las Vegas Hotel and Casino located at 3645 South Las Vegas Boulevard, Las Vegas, Nevada 89109, bearing Clark County Assessor Parcel No. 162-21-102-009 (the "**Property**"), which is located in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District and Gaming Enterprise District. The Applicant is requesting approval of the following, in conjunction with an existing freestanding pylon sign:

Design Review for the following: (a) modify the existing comprehensive sign package in conjunction with a resort hotel; (b) increase the freestanding sign area; (c) increase the animated sign area; and (d) increase the height of an existing freestanding sign.

Existing Sign Approvals:

The existing Bally's freestanding pylon sign (the "**Sign**") was previously approved in connection with application numbers UC-0855-00 and UC-0305-10, approving the three-sided marquee sign with an overall height of 150 feet by 60 feet wide, together with a reduction in setbacks. The Sign is located on the Property at the corner of Flamingo Road and Las Vegas Boulevard, as shown on the enclosed plans. The structure and pole supports for the existing Sign will remain with no modification to the location or existing setbacks.

The existing Sign features approximately 18,000 square feet of signage of which approximately 4,115 square feet is animated signage. The Sign will remain a three-sided freestanding sign and modified to feature one LED display on each side of the Sign, as shown on the enclosed plans.

Updated Freestanding Signage:

The existing height of the Sign is 150 feet, which will increase to approximately 176 feet 9 inches as shown on the enclosed plans, for an overall increase in the total height of the Sign of approximately 26 feet 9 inches. Provided, however, the overall width of the Sign will decrease from approximately 60 feet to 54 feet 3 inches; resulting in an overall decrease of approximately 5 feet 9 inches. The existing building height for the Bally's Las Vegas Hotel and Casino is approximately 276 feet.

The total freestanding sign area is approximately 176' 9" x 54' 3" (approximately 19,178 square feet, as measured per Code). The existing sign area is approximately 18,000 square feet as approved per UC-03050-10, for a total increase of 1,178 square feet (an approximate 4.05% increase).

Updated Animated Signage:

The north side of the Sign will feature an LED digital animated display of approximately 126' 6" x 52' 6" (approximately 6,641 square feet of animated signage). Both the south side of the Sign and the east side of the Sign will each feature an LED digital animated display of approximately 100' x 52' 6" (approximately 5,250 square feet of animated signage per sign face). The Sign will also include animated channel letters and logo as part of the three-sided Sign of approximately 11' 5" x 48' 8" (approximately 570 square feet of animated signage per sign face).

Per Clark County Development Code, Title 30 (the "Code") Section 30.72.040(6), the total sign area is measured on two sides of a three-sided sign and one side of a two-sided sign. As such, the total animated signage for the updated Sign is approximately 13,574 square feet (consisting of 13,031 square feet of animated signage for the three-sided freestanding sign), for a total increase of 8,916 square feet of animated signage. There is no increase or decrease to the number of animated signs or freestanding signs, as the same number was previously approved per application nos. UC-0855-00 and UC-0305-10.

The digital LED sign will continue to feature slide shows, motion graphics, video content and similar advertisement in conjunction with a resort hotel as permitted under the Code.

Similar Approvals:

The Sign is consistent with similar approvals for other resort hotels, including, without limitation, the approval of the following:

- **Resorts World** animated freestanding sign (DR-0015-20), approving a 150' x 60' animated freestanding sign (approximately 7,588 sq. f.t of which 6,596 square feet is animated), and 300' x 63' LED display board (approximately 62,550 square feet), together with other signage.
- **Palms** animated wall sign (DR-0619-18), approving a 275' x 82' LED wall sign, approximately 22,550 square feet;
- **Treasure Island** animated roof sign (WS-0822-18), approving a 175' x 50' LED board, approximately 8,750 square feet;
- **CityCenter** animated freestanding sign (UC-0250-13), approving a 260' x 65' LED video display, approximately 21,718 square feet;
- **Palazzo Venetian/MSG Sphere** animated wall sign (WS-0218-18), approving a 580,000 square foot animated dome.

Also included for your review is an updated sign chart for the comprehensive sign package at the Property. The Sign is similar in size and scale as approved for numerous other resort hotels, and complies with Policy 23.4 of the Winchester/Paradise Land Use Plan, which provides that signage must be compatible with both on-site and surrounding developments. Pursuant to Section 30.72.040(13) of the Code, the luminance restrictions are not applicable to signs located within the Las Vegas Boulevard Gaming Corridor ("**Resort Corridor**"). The Sign will enhance the visual character of the Property within the Resort Corridor, a high intensity economic center intended for resort development and is tourist oriented. The Code allows for alternative sign standards in conjunction with resort hotels if the sign results in development that is visually compatible with adjacent development and encourages a development trend or visual character similar to that anticipated by the Code. The Sign is harmonious, compatible and consistent with the existing signs at the Property, other resort hotel properties along Las Vegas Boulevard South, and the comprehensive vision for the Resort Corridor.

05/18/22 BCC AGENDA SHEET

QUASI-PUBLIC FACILITY
(TITLE 30)

SHIRLEY ST/RADKOVICH AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400036 (WS-19-0680)-NEVADA PARTNERSHIP FOR HOMELESS YOUTH:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce side setback; and 2) reduce height setback.

DESIGN REVIEW for design modifications to a previously approved youth referral service on a 0.2 acre portion of 0.7 acres in a C-P (Office and Professional) (AE-60) Zone.

Generally located on the west side of Shirley Street, 150 feet north of Radkovich Avenue within Paradise. JG/lm/syp (For possible action)

RELATED INFORMATION:

APN:

162-27-510-010 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side setback to 14 feet 6 inches where 15 feet is required per Table 30.40-4 (a 3.3% reduction).
2. Allow a reduction to the height/setback ratio to 14 feet 6 inches where 34 feet 3 inches is required adjacent to a less intense use per Section 30.56.070 (a 57.6% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4969 Shirley Street
- Site Acreage: 0.2 (portion)
- Project Type: Youth referral service
- Number of Stories: 1
- Building Height: 17 feet, 5 inches
- Square Feet: 4,260 (proposed)
- Parking Required/Provided: 36/20

Site Plans

The approved plans depict an existing residence with an approved addition on the west side of the existing building. The approved addition is set back 14.5 feet from the north property line (where 15 foot side setback and 34 feet 3 inches is required for height/setback ratio), 15 feet from the west property line (where 21 feet was previously approved for height/setback ratio), and 1 foot from the south property line (where 1 inch was previously approved). There are 14 on-site parking spaces provided for the use, with 12 parking spaces on APN 162-27-510-099, and 2 parking spaces (1 accessible, 1 parallel) on APN 162-27-510-010, with 6 on-street parking spaces for a total of 20 parking spaces provided. Ingress to the northerly parcel is from an existing driveway on Shirley Street with egress to the property to the south. A bicycle parking rack for 4 parking spaces is located adjacent to the north property line.

Landscaping

The approved plans depict site landscaping was previously approved and there are no proposed changes.

Elevations

The previously approved design of the building and expansion include design elements of the existing building such as brick veneer and roof pitch. The approved exterior design of the building is essentially the same as previously approved (per a separate land use application), with the overall height, 17 feet 5 inches. The changed portion of the elevation is the type of and overall height of the screening material around the mechanical equipment. The easterly (front) half of the westerly addition (approximately 18 foot width) will have an overall height of 17 feet 5 inches. The mechanical equipment screening and the rest of the addition will have an approximate overall height of 16 feet. The existing single story building has an overall height of 12 feet with a chimney at a height of 14 feet 6 inches. Exterior materials include salvaged brick veneer on all elevations, painted stucco, painted "Hardie" board, and metal equipment screen. A proposed metal canopy entry feature will be located west of the building entrance.

Floor Plans

The approved plans depict an interior redesign of the existing building and the additional space that includes offices, storage, reception area, meeting rooms, kitchen/breakroom, and restrooms.

Previous Conditions of Approval

Listed below are the approved conditions for WS-19-0680:

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.

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.

Applicant's Justification

The applicant indicates that over the last several years continuous steps have been taken to complete the project, including submitting construction documents to the Building Department in 2019 while applying for a Community Development Block Grant (CDBG) to cover construction and labor costs. The grant was approved and continuous work toward completion of construction has occurred and permits are pending approval of this request.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400065 (UC-18-0406)	First extension of time for a redesign and expansion of a previously approved quasi-public facility use (APN 162-27-510-010 & 099)	Approved by BCC	August 2020
WS-19-0680	Waiver to reduce setback and height with design modifications to a previously approved youth referral service	Approved by BCC	October 2019
UC-18-0406	Special use for a quasi-public facility (youth referral service) with waivers for landscaping, trash enclosure, reduced height setback, reduced parking and alternative driveway geometrics and design (APN 162-27-510-010)	Approved by BCC	July 2018
WC-18-400139 (ZC-1624-05)	Waived conditions for a zone change that requires removing turf and establishing desert landscaping (APN 162-27-510-010)	Approved by BCC	July 2018
ZC-0510-10 (ET-0128-13)	First extension of time for a quasi-public facility (youth referral service) (APN 162-27-510-099)	Approved by BCC	February 2014
ZC-0510-10	Original application for a quasi-public facility (youth referral service) with waivers to reduce parking, reduce landscaping, reduce separation for a trash enclosure, increased wall height, and reduced throat depth with design review for an expansion to the existing youth referral service (APN 162-27-510-099)	Approved by BCC	December 2010
UC-0899-08 (ET-0309-09)	First extension of time for the quasi-public facility on the northern portion of the site - expunged by ZC-0510-10 (APN 162-27-510-099)	Approved by BCC	December 2009

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1344-07 (ET-0308-09)	First extension of time for the residential conversion on the northern portion of APN 162-27-510-099	Approved by BCC	December 2009
ZC-0829-06 (ADET-1266-09)	Administrative extension of time for the zone change to C-P zoning for the northern portion of the site (APN 162-27-510-099)	Approved by ZA	November 2009
UC-0899-08	Quasi-public facility for the northern portion of the site - expunged by ZC-0510-10 (APN 162-27-510-099)	Approved by BCC	October 2008
WS-1344-07	Alternative landscaping, reduced drive aisle, and reduced driveway width for a residential conversion for the northern portion of the site (APN 162-27-510-099)	Approved by BCC	December 2007
ZC-0829-06	Reclassified from R-1 to C-P zoning to convert a residence to an office for the northern portion of the site (APN 162-27-510-099)	Approved by BCC	July 2006
ZC-1624-05	Reclassified 0.5 acres from R-1 to C-P zoning with waivers to reduce side setback, reduce parking, permit alternative landscaping, and design review to convert an existing single family residence to an office. (APN 162-27-510-010)	Approved by BCC	December 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Neighborhood Commercial	R-1	Single family residential
South	Neighborhood Commercial	C-P	Youth referral service
East	Neighborhood Commercial	R-1	Single family residential & historic property (Liberace Mansion)

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 has made significant progress including submitting construction documents to the Building Department. The proposed extension of time will continue to be consistent with the original approval and no significant changes have occurred that would support denial. Staff supports the proposed 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until October 16, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC;
APPROVALS:
PROTEST:**

APPLICANT: NEVADA PARTNERSHIP FOR HOMELESS YOUTH
CONTACT: BRAZENARCHITECTURE, 1800 INDUSTRIAL ROAD, SUITE 200C, LAS VEGAS, NV 89102



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) WS-19-0680 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET 22-400036</u> DATE FILED: <u>3/21/2022</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>4/26/22</u> PC MEETING DATE: <u>---</u> BCC MEETING DATE: <u>5/18/2022</u> FEE: <u>\$775.00</u>
	PROPERTY OWNER NAME: <u>Nevada Partnership for Homeless Youth</u> ADDRESS: <u>4969 Shirley Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 778 8366</u> CELL: _____ E-MAIL: <u>arash@nphy.org</u>
	APPLICANT NAME: <u>Nevada Partnership for Homeless Youth</u> ADDRESS: <u>4969 Shirley Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 778 8366</u> CELL: _____ E-MAIL: <u>arash@nphy.org</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Monica Gresser</u> ADDRESS: <u>900 Karen Avenue, Suite C111</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702 331 3059</u> CELL: _____ E-MAIL: <u>mgresser@BRAZENarchitecture.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-27-510-010
 PROPERTY ADDRESS and/or CROSS STREETS: 4969 Shirley Street
 PROJECT DESCRIPTION: Building addition and renovation

(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.

 See attached for signature and notary
 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.



PLANNER
COPY

28 FEB 2022

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
P.O. Box 551744
Las Vegas, NV 89155-1744

RE	Justification Letter for WS-19-0680 Extension of Time Request		
LOCATION	4969 Shirley Street, Las Vegas, NV	Lot Size	.23 AC
APN	APN 162-27-510-010	Building Area	2,105 SF
	Quasi-Public Facility	Total Future Building Area	4,398 SF

PROJECT DESCRIPTION

BRAZEN architecture represents the applicant, Nevada Partnership for Homeless Youth ("NPHY"), a non-profit organization providing services to at-risk youths in Clark County. NPHY received approvals in for Waiver of Development Standards (UC-18-0406), Waiver of Conditions (WC-18-400139), and Waiver of Development Standards (WS-19-0680). An extension of time (ET-20-4000065) was granted and expired on 24 OCT 2021. Though utilities demolition and construction began in January 2022, exterior building work has not yet begun. With this letter, NPHY requests an additional extension of time.

JUSTIFICATION

The applicant seeks an extension of time for WS-19-0680 due to the extenuating circumstances outlined below.

- 2019- Construction documents were submitted to Clark County Building and Fire Safety for review and permit approval
- 2019- Building partners were unable to commit to construction donations due to a robust economy
- 2019- Team requested materials and labor for project and CM services to offset the project costs
- 2019- Applicant applied for Community Development Block Grant (CDBG) funding to cover outstanding construction and labor costs
- 2019- Architect requested extension of building permit
- 2020- Private funding resources halted due to COVID-19 restrictions and closures
- 2020- Architect requested extension of building permit
- Jun 2020- Architect requested extension of time – Planning and Zoning
- Jul 2020- Presentation to Town Advisory Board
- Sep 2020- Architect requested extension of permit
- Oct 2020- Applicant applied for additional CDBG funds to cover construction costs due to loss of private revenue resources
- Oct 2020- Zoning approved project
- Jan 2021- Team began working with Clark County Community Resources Management (CRM) to prepare for Environmental and State Historical Preservation Office reviews

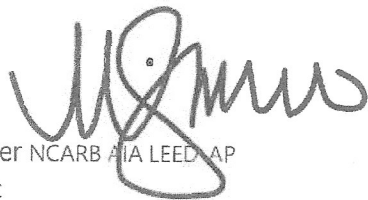
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PLANNER
COPY

Jan 2021- Architect notified CRM of critical timeline (LVVWD approval due to expire June 2021)
Feb 2021- BCCC approved additional CDBG funding
Feb 2021- Architect/Applicant requested LVVWD approval extension to 30 Aug 2021
Mar 2021- Architect requested extension of permit
Apr 2021- CRM's Consultant began desk review of NPHY property (anticipated to require 30-60 days)
May 2021- District Attorney signed CDBG agreement
Jun 2021- Bid Announced
Jul 2021- Received one (1) bid, which is not appropriate for US HUD funded projects
Jul 2021- Architect/ Applicant requested LVVWD approval extension (granted thru 31 Dec 2021)
Aug 2021- Rebid the project with several extensions due to a difficult bidding climate
Sep 2021- Architect requested extension of permit
Oct 2021- Environmental and State Historical Preservation Office reviews completed
Oct 2021- CRM submitted information to US HUD for review
Oct 2021- GC selected
29 Nov 2021- HUD approved funding
Dec 2021- Applicant and Builder negotiated, CRM approved
Jan 2022- Builder pulled permits and began demolition work
20 Jan 2022- Architect submitted revised drawings based on bid and owner changes

Additionally, please see the attached EXHIBIT A for my email exchange with the Clark County Comprehensive Planning Director's Office.

Sincerely



Monica M Gresser NCARB AIA LEED AP

Principal Architect

brazenarchitecture

mgresser@BRAZENarchitecture.com

RECREATIONAL VEHICLE/
WATERCRAFT SERVICES
(TITLE 30)

BOULDER HWY/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0154-KNG, LLC:

ZONE CHANGE to reclassify 3.5 acres from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone.

USE PERMITS for the following: 1) vehicle (recreational vehicles and watercraft) sales; 2) vehicle (recreational vehicles and watercraft) repair; 3) vehicle (recreational vehicles and watercraft) wash; and 4) vehicle (recreational vehicles and watercraft) storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation for a vehicle (recreational vehicle and watercraft) wash from a residential use; and 2) allow a fence where not permitted.

DESIGN REVIEW for a recreational vehicle and watercraft services center.

Generally located on the southwest side of Boulder Highway, 900 feet southeast of Desert Inn Road within Paradise (description on file). TS/jt/jo. (For possible action)

RELATED INFORMATION:

APN:

161-17-102-002; 161-17-102-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation for a vehicle (recreational vehicle and watercraft) wash from a residential use to 120 feet where 750 feet is the minimum per Table 30.44-1 (an 84% reduction).
2. Allow a decorative 8 foot fence behind the front landscaping where not permitted per Table 30.64-2.

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.5
- Project Type: Recreational vehicle & watercraft services center
- Number of Stories: 2

- Building Height (feet): 32
- Square Feet: 19,590
- Parking Required/Provided: 46/47

Site Plans

The plans depict a recreational vehicle and watercraft services center that will include maintenance, repair, wash, fueling, storage, and sales. The recreational vehicle and watercraft maintenance and repair building is located along the southeast property line, set back 87 feet from the northeast property line along Boulder Highway and set back 212 feet from the southwest property line, which is adjacent to single family residences. An outside dining area for the incidental cafe is located on the northwest side of the building. Covered recreational vehicle and watercraft storage spaces are located along the southwest and northwest property lines, and a vehicle wash facility is in the western portion of the site.

Setbacks to the vehicle wash canopy are 91 feet from the northwest property line and 120 feet from the southwest property line. A waiver of development standards is necessary to reduce the setback from the vehicle wash facility to the single family residences to the west. Also, a fueling station is located on the east side of the vehicle wash facility; however, the fueling station exceeds the minimum 200 foot setback from the single family residences to the west.

Gated access to the site is provided from Boulder Highway, and cross access to the property to the south is provided on both the east and west sides of the southeast property line. Parking spaces are located on the east side of the site along Boulder Highway, and a trash enclosure is located on the southwest side of the site.

Landscaping

Landscaping is provided along the northeast property line, adjacent to Boulder Highway, and along the southwest property line, adjacent to the single family residences. Along Boulder Highway, approximately 15 feet of landscaping is provided in the right-of-way behind an existing attached sidewalk. However, a waiver of development standards is not needed for the non-standard improvements (landscaping) in the right-of-way since Boulder Highway is a Nevada Department of Transportation (NDOT) road. An additional 15 foot wide landscape strip is provided on-site, behind the landscaping in the right-of-way, per Title 30 standards, and an 8 foot high decorative fence is provided behind the landscaping. The fence requires a waiver of development standards since this is not a permitted fence per Table 30.64-2 for commercial uses. Materials for the fence will consist of charcoal gray colored CMU base, light gray colored CMU columns, and wrought iron.

Along the southwest property line, a 10 foot wide landscape area is provided adjacent to the single family residences. This landscape buffer extends to over 60 feet wide along the southeast and northwest property lines. Additional landscaping is provided in the parking lot and on the northwest side of the building around the outside dining area.

Elevations

Exterior materials for the 32 foot tall building consists of light gray CMU for the front office, retail and café component, and charcoal gray CMU for the rear portion of the building that

consists of vehicle maintenance and repair. A decorative shade structure is located over the front entrance, decorative metal accents are located over the storefront windows and doors, and 7 overhead roll-up doors are located on the northwest side of the building.

Since the southwest portion of the building faces single family residences, this portion of the building must include enhanced architectural elements. As a result, 4 portions of this elevation will be finished with stucco in the shape of overhead roll-up doors with decorative metal accents above each section. These enhancements help reduce the visually austere appearance of a large blank wall of the building.

The canopy for the vehicle wash and fueling station is approximately 22 feet in height.

Floor Plan

The 19,590 square foot building includes a retail showroom, café, and offices on the first floor in the northeast portion of the building. A second floor includes additional offices. The southwest portion of the building includes the vehicle maintenance and repair facility.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, this project is an expansion of the existing watercraft facilities located on the adjacent parcel to the southeast. The proposed watercraft and recreational vehicle building with vehicle sales, maintenance, and repair, along with the vehicle wash and fueling facility and vehicle storage are all compatible uses and appropriate for the site. The entire facility will be enclosed by a decorative fence with access control gates.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
Northwest	Corridor Mixed-Use	H-2	Vacant commercial building
Northeast	Corridor Mixed-Use	C-2	Vehicle related uses
Southwest	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
Southeast	Corridor Mixed-Use	H-2	Watercraft services center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The conforming zone boundary amendment to C-2 is within the range of nonresidential intensities anticipated for this site in the Master Plan. Although the adjacent properties to the

southeast and northwest are zoned H-2, these properties are either developed with compatible commercial development or undeveloped. Additional commercially developed C-2 zoned parcels are located farther southeast and northwest along Boulder Highway, as well as on the northeast side of Boulder Highway. Lastly, although the site is adjacent to R-1 zoned single family residences to the southwest, commercial development in a C-2 zone is appropriate along Boulder Highway. As a result, staff can support the request.

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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 use permits for recreational vehicle and watercraft sales, repair, wash, and storage are all related components for the overall facility. In addition, these services are an expansion to the existing watercraft facility located on the adjacent parcel to the southeast, and these services are appropriate in the commercial corridor along Boulder Highway. Therefore, staff can support the use permits.

Waivers of Development Standards

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

Waiver of Development Standards #1

The recreational vehicle and watercraft wash facility is a secondary use on the site. As a result, the volume of vehicles getting washed will be less than a comparable facility where vehicle wash is the primary use. In addition, a 10 foot wide landscape buffer, covered recreational vehicle, and watercraft storage along the southwest property line will provide a visual and acoustic buffer between the vehicle wash and the single family residences. Therefore, these factors will help mitigate any potential negative impacts from the reduced separation, and staff can support the request.

Waiver of Development Standards #2

Approximately 30 feet of landscaping (15 feet wide in the right-of-way and 15 feet wide on-site) will separate the 8 foot high fence from the sidewalk and vehicle travel lanes along Boulder Highway. The landscaping will provide a buffer to reduce any negative visual impacts from the nonpermitted fence. As a result, the fence will provide additional security for the site without negatively impacting the aesthetics of the public realm or any abutting properties. Therefore, staff can support this request.

Design Review

County Policy 6.1.6 encourages in-fill and redevelopment of vacant parcels as a means of encouraging reinvestment. Here, the expansion of the adjacent watercraft services onto the vacant site with additional recreational vehicle and watercraft services will add investment to this commercial corridor along Boulder Highway. Furthermore, the design of the building, layout of the site, and landscaping are harmonious with development in the area, and the project helps create an orderly and aesthetically pleasing environment. As a result, 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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 use permits, waivers of development standards, and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 161-17-102-002; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0145-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CANDICE HAYES

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

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input checked="" 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 type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ZC-22-0154</u> DATE FILED: <u>3/15/22</u> PLANNER ASSIGNED: <u>JET</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>4/26/22</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>5/18/22</u> FEE: <u>\$2,875</u>
	PROPERTY OWNER NAME: <u>KNG LLC</u> ADDRESS: <u>4290 Boulder Hwy</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-451-2992</u> CELL: <u>702-630-6281</u> E-MAIL: <u>lnelson@boatinglakemead.com</u> <u>Linda Nelson Managing Member</u>
	APPLICANT NAME: <u>Candice Hayes</u> ADDRESS: <u>4290 Boulder Hwy</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-451-2992</u> CELL: <u>702-630-6287</u> E-MAIL: <u>Candice@boatinglakemead.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Robert Messiana</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): 161-17-102-002, 003

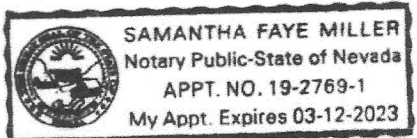
PROPERTY ADDRESS and/or CROSS STREETS: 4270 Boulder Highway

PROJECT DESCRIPTION: New Watercraft repair and storage facility

(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.

Linda J. Nelson Linda J. Nelson, Managing Member
 Property Owner (Signature)* Property Owner (Print) Trustee

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON Aug 18, 2021 (DATE)
 By Samantha Faye Miller
 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.

12



architecture • interior design

107 e charleston Blvd suite 250 las vegas nv 89104
702-598-1723 - mail@jawastudio.com

January 17, 2022

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

Re: Dry Dock Boat Sales Expansion (APN 161-17-102-002, 003)

Dear Sir or Madam,

We respectfully request planning department approval for the above referenced project. The proposed development is adjacent to the applicant's existing facility. This project will serve as an expansion of the existing facility. The entire facility will be secured with a decorative fence with access control gates.

The following uses are being proposed:

- Watercraft repair and maintenance
- Watercraft and Retail Sales
- Café with outdoor dining (no alcohol sales)
- Offices
- Covered outdoor storage for watercraft and recreational vehicles
- Recreational vehicle waste station
- Private gasoline and propane fuel sales
- Exterior vehicle wash

We are requesting the following approvals.

- Conforming zone change from H-2 to C-2 zoning
- Design review
- Conditional use permit for vehicle wash
- Waiver of conditions for the reduction of separation distance for vehicle wash to 120 ft from 200 ft.
- Special use permit for recreational vehicle and watercraft repair
- Special use permit for recreational vehicle and watercraft sales
- Waiver of development standards for increased fence height
- Waiver of development standards for non-standard landscaping in the right of way

The proposed use 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. 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,

A handwritten signature in black ink, appearing to be "John" or similar, written over a horizontal line.