



## Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

July 9, 2024

7:00pm

**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: Susan Philipp-Chair  
Katlyn Cunningham-Vice Chair  
John Williams  
Kimberly Swartzlander  
Angelo Carvalho

Secretary: Maureen Helm, 702-606-0747, [mhelmtab@gmail.com](mailto: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](mailto: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 June 25, 2024. (For possible action)
- IV. Approval of the Agenda for July 9, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
  - 1. **VS-24-0223-VENETO PARADISE LLC & VENETO PARADISE II LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Albert Avenue located between Paradise Road and Palos Verdes Street and a portion of right-of-way being Palos Verdes Street located between Albert Avenue and Flamingo Road within Paradise (description on file). TS/JG/md/syp (For possible action) **BBC 7/17/24**
  - 2. **UC-24-0222-VENETO PARADISE LLC & VENETO PARADISE II LLC:**  
**USE PERMIT** for a multi-family development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; 2) reduce and eliminate landscaping; and 3) allow modified driveway design standards.  
**DESIGN REVIEW** for a multi-family development on 5.21 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Palos Verdes Street and the south side of Albert Avenue within Paradise. TS/JG/md/syp (For possible action) **BBC 7/17/24**
  - 3. **ET-24-400072 (WS-22-0199)-FLUET, ROBERT:**  
**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: 1) reduced setbacks; and 2) reduced building separation in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single Family 5.2) Zone. Generally located on the west side of Horizon Street, 85 feet north of Wingrove Avenue, and 415 feet south of Desert Inn Road within Paradise. TS/dd/syp (For possible action) **PC 8/6/24**
  - 4. **PA-24-700014-SUNRISE 96C, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Public Use (PU) and Neighborhood Commercial (NC) to Urban Neighborhood (UN) on 5.21 acres. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise. TS/rk (For possible action) **PC 8/6/24**
  - 5. **ZC-24-0304-SUNRISE 96C, LLC:**  
**ZONE CHANGE** to reclassify 1.37 acres from a CC (Commercial Core) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise (description on file). TS/hw (For possible action) **PC 8/6/24**
  - 6. **VS-24-0306-SUNRISE 96C, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Channel 10 Drive and Eastern Avenue and between Rochelle Avenue and University Avenue (alignment) within Paradise (description on file). TS/hw/syp (For possible action) **PC 8/6/24**

7. **DR-24-0305-SUNRISE 96C, LLC:**  
**DESIGN REVIEW** for modifications to an expansion of an approved multi-family residential development on 5.21 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise. TS/hw/syp (For possible action) **PC 8/6/24**
  
8. **UC-24-0303-RIO FLAMINGO, LLC:**  
**USE PERMITS** for the following: 1) a restaurant and related facilities; and 2) outdoor dining, drinking, and cooking,  
**DESIGN REVIEWS** for the following: 1) a restaurant and related facilities; and 2) outdoor dining, drinking, and cooking on 1.24 acres in an IL (Industrial Light) Zone. Generally located on the south side of Flamingo Road, 430 feet east of Valley View Boulevard within Paradise. MN/jud/syp (For possible action) **PC 8/6/24**
  
9. **VS-24-0272-ELDORADO SPRINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Warm Springs Road and Eldorado Lane and between McLeod Drive and Mountainboro Lane within Paradise (description on file). JG/nai/syp (For possible action) **PC 8/6/24**
  
10. **WS-24-0301-SCRIPPS BROADCAST HOLDINGS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase fence height; 2) reduce setback; and 3) alternative street landscaping in conjunction with a broadcast television facility on 2.26 acres in a CG (Commercial General) Zone. Generally located on the northwest corner of Valley View Boulevard and Pioneer Avenue within Paradise. JJ/jud/syp (For possible action) **PC 8/6/24**
  
11. **AR-24-400071 (UC-22-0280)-PARBALL NEWCO, LLC:**  
**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: 1) allow primary means of access to accessory buildings from the exterior of the resort; and 2) deviations as shown per plans on file.  
**DEVIATIONS** for the following: 1) allow alternative landscaping and pedestrian realm; and 2) all other deviations as depicted per plans on file.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setback.  
**DESIGN REVIEW** for accessory buildings (tavern/restaurant/retail) for a resort hotel (Horseshoe) on 30.0 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/sd/syp (For possible action) **BCC 8/7/24**
  
12. **SDR-24-0278-MGP LESSOR LLC**  
**SIGN DESIGN REVIEWS** for the following: 1) modifications to an approved comprehensive sign plan for a resort hotel (New York-New York); 2) increase the area of an existing freestanding sign; and 3) increase the area of an existing electronic sign (electronic message unit, video) in conjunction with a resort hotel (New York-New York) on a portion of 19.87 acres on a 123.08 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Las Vegas Boulevard South and the north side of Tropicana Avenue within Paradise. JG/md/syp (For possible action) **BCC 8/7/24**

- 13. **SDR-24-0279-MGP LESSOR LLC:**  
**SIGN DESIGN REVIEWS** for the following: 1) modifications to an approved comprehensive sign plan for a resort hotel (Park MGM); 2) increase the area of an existing freestanding sign; and 3) increase the area of an existing electronic sign (electric message unit, video) in conjunction with a resort hotel (Park MGM) on a portion of 20.80 acres on a 123.08 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Las Vegas Boulevard South, 1,330 feet south of Harmon Avenue within Paradise. JG/md/syp (For possible action) **BCC 8/7/24**
  
- 14. **SDR-24-0284-MANDALAY PROPCO, LLC**  
**SIGN DESIGN REVIEWS** for the following: 1) modifications to an approved comprehensive sign plan for a resort hotel (Mandalay Bay); 2) increase the area of an existing freestanding sign; and 3) increase the area of an existing electronic sign (electronic message unit, video) in conjunction with a resort hotel (Mandalay Bay) on a portion of 124.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the north and south sides of Mandalay Bay Road and the west side of Las Vegas Boulevard South within Paradise. MN/jor/syp (For possible action) **BCC 8/7/24**
  
- 15. **UC-24-0289-3450 S MARYLAND PARKWAY, LLC:**  
**USE PERMIT** for a congregate care facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modified Maryland Parkway Overlay design standards; and 2) modified driveway design standards.  
**DESIGN REVIEWS** for the following: 1) congregate care facility; and 2) modification in conjunction with an existing commercial complex on a 17.34 acre portion of a 76.04 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the west side side of Oneida Way and the east side of Maryland Parkway within Paradise. TS/rr/syp (For possible action) **BCC 8/7/24**
  
- 16. **UC-24-0300-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR**  
**TRS:**  
**USE PERMIT** for a recreational facility in conjunction with a cannabis establishment within an existing office/warehouse complex on 14.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester and Paradise. TS/tpd/syp (For possible action) **BCC 8/7/24**
  
- 17. **ZC-24-0264-CULICHI GL, INC:**  
**ZONE CHANGE** to reclassify 0.52 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for an existing commercial building. Generally located on the south side of Boulder Highway, 300 feet west of Nellis Boulevard within Paradise (description on file). TS/gc (For possible action) **BCC 8/7/24**

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 discussion, action, or vote may be taken on this agenda item. 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: July 30, 2024.

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

June 25, 2024

### MINUTES

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Board Members: Susan Philipp-Chair-**EXCUSED**  
Katlyn Cunningham- Vice-Chair -**PRESENT**  
John Williams – **PRESENT**  
Kimberly Swartzlander- **PRESENT**  
Angelo Carvalho- **EXCUSED**

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

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

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

Lorna Phegley; Planning, Matt Young; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:  
**None**

III. Approval of June 11, 2024 Minutes

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

Approval of Agenda for June 25, 2024

**Moved by: Williams**  
**Action: Approve with changes**  
**Vote: 3-0 Unanimous**

V. Informational Items (For Discussion only)

**None**

VI. Planning & Zoning

1. **AR-24-400028 (UC-22-0668)-MEJIAS DAISY OLAZABAL:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** for a daycare.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate landscaping; 2) reduce drive aisle width; and 3) reduce trash enclosure setback.  
**DESIGN REVIEW** for a daycare on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Flamingo Road, 140 feet west of Sheppard Drive within Paradise. TS/jm/ng (For possible action) **PC 7/16/24**

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

2. **VS-24-0235-PROLOGIS LP:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Desert Inn Road and Pioneer Avenue, and between Wynn Road and Valley View Boulevard within Paradise (description on file). JJ/my/ng (For possible action) **PC 7/16/24**

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

3. **WS-24-0228-UMANA WILLIAM & RAMIREZ FLORIDA:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Newton Drive, approximately 200 feet west of Nellis Boulevard within Paradise. TS/rp/ng (For possible action) **PC 7/16/24**

**MOVED BY- Cunningham**  
**DENY**  
**VOTE: 3-0 Unanimous**

4. **WS-24-0255-CHEN, ENHUA & STEPHANIE:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.2 acres in a CP (Commercial Professional) Zone. Generally located on the south side of Desert Inn Road, approximately 100 feet east of Frontier Street within Paradise. JJ/dd/syp (For possible action) **PC 7/16/24**

**MOVED BY- Cunningham**  
**DENY**  
**VOTE: 3-0 Unanimous**

5. **AR-24-400055 (UC-18-0406)-NEVADA PARTNERSHIP FOR HOMELESS YOUTH:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW** for reduced parking on 0.7 acres in a CP (Commercial Professional) Zone in the Airport Environs (AE-60) Overlay. Generally located on the west side of Shirley Street and the north side of Radkovich Avenue within Paradise. JG/my/ng (For possible action) **BCC 7/17/24**

**MOVED BY-Williams**  
**APPROVE- Subject to staff conditions**  
**VOTE: 3-0 Unanimous**  
**ADDED CONDITION**

- **Remove the review as public hearing condition**

6. **UC-24-0231-CHOICE 3D LLC:**  
**USE PERMIT** for a monorail on 27.63 acres in a CR (Commercial Resort) Zone, a CG (Commercial General) Zone, and an RM50 (Residential Multi-Family) Zone in the Airport Environs (AE-60, AE-70, & AE-75) Overlays. Generally located between Paradise Road and University Center Drive and between Sierra Vista Drive and Hacienda Avenue within Paradise. TS/JG/bb/ng (For possible action) **BCC 7/17/24**

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

7. **VS-24-0223-VENETO PARADISE LLC & VENETO PARADISE II LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Albert Avenue located between Paradise Road and Palos Verdes Street and a portion of right-of-way being Palos Verdes Street located between Albert Avenue and Flamingo Road within Paradise (description on file). TS/JG/md/syp (For possible action) **BCC 7/17/24**

**Held per Applicant. Return to the July 9, 2024 Paradise TAB meeting**

8. **UC-24-0222-VENETO PARADISE LLC & VENETO PARADISE II LLC:**  
**USE PERMIT** for a multi-family development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** reduce and eliminate landscaping; and **3)** allow modified driveway design standards.  
**DESIGN REVIEW** for a multi-family development on 5.21 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Palos Verde Street and the south side of Albert Avenue within Paradise. TS/JG/md/syp (For possible action) **BCC 7/17/24**

**Held per Applicant. Return to the July 9, 2024 Paradise TAB meeting**

- VI. General Business (for possible action)  
**None**
- VII. Public Comment  
**None**
- VIII. Next Meeting Date  
**The next regular meeting will be July 9, 2024**
- IX. Adjournment

**The meeting was adjourned at 7:40 p.m.**



**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**VS-24-0223-VENETO PARADISE LLC & VENETO PARADISE II LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Albert Avenue located between Paradise Road and Palos Verdes Street and a portion of right-of-way being Palos Verdes Street located between Albert Avenue and Flamingo Road within Paradise (description on file). TS/JG/md/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

162-15-416-001; 162-15-416-002

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Palos Verdes Street measuring 162 feet in length. The plans also depict the vacation and abandonment of a 10 foot wide portion of right-of-way being Albert Avenue measuring 489 feet in length. The vacation of the right-of-way is necessary to accommodate the proposed detached sidewalks along Palos Verdes Street and Albert Avenue.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-20-400147 (UC-0581-14)	Third extension of time for resort condominiums with kitchens and increased building height and design review for condominium building - expired	Approved by BCC	December 2021
ET-18-400236 (UC-0581-14)	Second extension of time for resort condominiums with kitchens and increased building height and design review for condominium building - expired	Approved by BCC	December 2018
SC-0540-17	Street name change to rename Tony Bennett Way to Paradise Way	Approved by PC	August 2017
VS-0084-17	Vacated and abandoned easements located between Palos Verdes Street and Paradise Road, and between Flamingo Road and Albert Avenue - recorded	Approved by PC	March 2017

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0581-14 (ET-0126-16)	First extension of time for resort condominiums with kitchens and increased building height and design review for condominium building - expired	Approved by BCC	November 2016
VS-0582-14	Vacated a portion of right-of-way being Tony Bennett Way located between Palos Verdes Street and Paradise Road - recorded	Approved by BCC	November 2014
UC-0581-14	Resort condominiums with kitchens and increased building height - expired	Approved by BCC	November 2014
VS-0125-08	Vacated excess portions of Tony Bennett Way - recorded	Approved by PC	March 2008
UC-0620-07	Resort condominiums with 268 units - expired	Approved by PC	July 2007
ZC-1777-06	Reclassified the property to H-1 zoning	Approved by BCC	February 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Multi-family buildings & hotel
South	Entertainment Mixed-Use	CR (AE-60)	Hotels & parking lot
East	Entertainment Mixed-Use	CR, RM32 & RM 50 (AE-60)	Multi-family buildings, clubhouse building with pool, & hotel
West	Entertainment Mixed-Use	CR (AE-60)	Hotel

**Related Applications**

Application Number	Request
UC-24-0222	Use permit for a multi-family development with waivers of development standards to increase building height, reduce landscaping, and allow modified driveway design standards with a design review for a multi-family development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way that is 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:**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance.
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

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

- No objection.

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

**APPLICANT:** VENETO PARADISE, LLC  
**CONTACT:** BAUGHMAN & TURNER INC, 1210 HINSON ST, LAS VEGAS, NV 89102

DRAFT

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**UC-24-0222-VENETO PARADISE LLC & VENETO PARADISE II LLC:**

**USE PERMIT** for a multi-family development.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; 2) reduce and eliminate landscaping; and 3) allow modified driveway design standards.

**DESIGN REVIEW** for a multi-family development on 5.21 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the west side of Palos Verdes Street and the south side of Albert Avenue within Paradise. TS/JG/md/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-15-416-001; 162-15-416-002

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase building height to 81 feet where a maximum structure height of 75 feet is allowed per Section 30.02.11 (an 8% increase).
2.
  - a. Reduce the number of parking lot landscape finger islands where a landscape finger island shall be provided every 6 parking spaces and at the end of each row of parking per Section 30.04.01D.
  - b. Reduce street landscaping where 1 large tree and 3 shrubs shall be provided every 30 linear feet of street frontage per Section 30.04.01D.
  - c. Eliminate street landscaping (Albert Avenue and Palo Verdes Street) where 1 large tree and 3 shrubs shall be provided every 30 linear feet of street frontage per Section 30.04.01D.
3.
  - a. Reduce throat depth to the visitor call box to 70 feet where a minimum of 100 feet is required to the visitor call box per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 30% reduction).
  - b. Reduce the driveway departure distance from the intersection of Albert Avenue and Palos Verdes Street to 182 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 4.3% reduction).
  - c. Increase the width of a multi-family driveway to 60 feet where a maximum driveway width of 48 feet is allowed per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 25% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: N/A
- Site Acreage: 5.21
- Project Type: Multi-family development
- Number of Units: 339
- Density (du/ac): 65.07
- Number of Stories: 6
- Building Height (feet): 81
- Open Space Required/Provided: 33,900/72,142
- Parking Required/Provided: 533/537
- Sustainability Required/Provided: 5/5

#### Site Plans

The plans depict a proposed multi-family development located on a 5.21 acre site consisting of 339 dwelling units with a density of 65.07 dwelling units per acre. The proposed consists of 2, seven story multi-family buildings separated by an east/west parking lot with a 24 foot wide vehicle drive aisle. Building 1 is located on the north portion of the project site with the following setbacks: 1) 20 feet from the north and east property lines, adjacent to Albert Avenue and Palos Verdes Street, respectively; 2) 80.5 feet from the south property line; and 3) 153 feet from the west property line along Paradise Road. Building 2 is located on the southwest portion of the site with the following setbacks: 1) 23 feet and 192 feet from the north property line, adjacent to Paradise Road and Albert Avenue, respectively; 2) 323 feet and 56 feet from the east (Palos Verdes Street) and southeast property lines, respectively; 3) 93 feet and 20 feet from the southeast and southwest property lines, respectively; and 4) 46 feet from the west property line. The multi-family development requires 533 parking spaces where 537 parking spaces are provided. Sixty-nine surface level parking spaces are provided, with 321 parking spaces and 147 parking spaces provided within the garage levels within buildings 1 and 2, respectively. Ten EV installed and 85 EV capable parking spaces are provided for the multi-family development. Access to the project site is granted via a single point gated access entry from Paradise Road. Waivers of development standards are required to increase the width of the access driveway to 60 feet, in addition to a reduced throat depth to 70 feet. An exit only gate is located along the southeast portion of the site along Palos Verdes Street. A third waiver of development standards is required to reduce the departure distance to 182 feet from the intersection of Albert Avenue and Palo Verdes Street to the exit only gate. Five foot wide detached sidewalks are proposed along Paradise Road, Albert Avenue, and Palos Verdes Street.

#### Landscaping

The plans depict a proposed 15 foot wide landscape area, with 5 foot wide detached sidewalks, located along Paradise Road, Albert Avenue, and Palos Verdes Street. The street landscape area consists solely of shrubs. A waiver is requested to reduce the number of landscape finger islands by 2, specifically along the southwest side of building 1. A second waiver is requested to reduce street landscaping along Paradise Road, consisting of a single row of large trees, planted 20 feet on center. The street landscape area also includes shrubs and groundcover. A third waiver of development standards is requested to eliminate street landscaping along Albert Avenue and

Palos Verdes Street. More specifically, a single row of large and medium trees, planted 20 feet on center, are located within a landscape area behind a proposed 6 foot high tubular steel fence, set back 15 feet from Albert Avenue and Palos Verdes Street. The landscape plan notes a total of 226 trees are required along the street and within the interior of the site where a combination of 254 large and medium trees are provided for the multi-family development. The multi-family development requires 33,900 square feet of open space where 72,142 square feet of open space has been provided. The open space consists of a clubhouse, located on the west side of building 1, interior landscaping (does not include street landscaping), barbecue area, dog park, pool and courtyard area (level 3 of building 1), and a sky lounge (level 7 of building 1).

Elevations

The plans depict 2, seven story multi-family buildings ranging between 75 feet to 81 feet in height. The buildings consist of varying rooflines that include parapet walls for architectural design and to screen the rooftop mounted equipment from public view. Two enclosed parking levels are located on the first and second floors of the multi-family buildings. The exterior of the buildings consist of stucco and fiber cement board with wood lattice panels and a faux living wall to screen the 2 parking levels.

Floor Plans

The plans depict a total of 339 dwelling units consisting of 171, one bedroom and 168, two bedroom units.

Applicant's Justification

The applicant states the reduction to the driveway departure distance will not impact the driving public as the driveway departs to a cul-de-sac where there is another 450 feet to Paradise Road. The applicant indicates the reduced throat depth along the Paradise Road cul-de-sac only serves the proposed community so there will not be an impact to the driving public beyond the residents. Additionally, the 24 foot wide ingress driveway will give residents the ability to drive around visitors at the call box, thereby reducing the queue at the call box. The increase to the driveway width along Paradise Road is necessary to accommodate a 12 foot wide median island to allow for landscape beautification to present a grand entrance to the project. The applicant states the waiver to increase building height will not be visually obvious to the surrounding properties and that a previous application on this site approved a building height of 100 feet. The applicant indicates the waiver for street landscaping along Albert Avenue and Palos Verdes Street is justified as the tubular steel fence is setback 15 feet from the right-of-way, and landscaping, including large and medium trees planted 20 feet on center, is located behind the fence. Landscaping is provided around the entrance to the site and around Paradise Road. The applicant states there is little room to accommodate the 2 additional landscape islands at the southwest corner of building 1, due to the ADA paths and parking.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-20-400147 (UC-0581-14)	Third extension of time for resort condominiums with kitchens and increased building height and design review for condominium building - expired	Approved by BCC	December 2021

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-18-400236 (UC-0581-14)	Second extension of time for resort condominiums with kitchens and increased building height and design review for condominium building - expired	Approved by BCC	December 2018
SC-0540-17	Street name change to rename Tony Bennett Way to Paradise Road	Approved by PC	August 2017
VS-0084-17	Vacated and abandoned easements located between Palos Verdes Street and Paradise Road, and between Flamingo Road and Albert Avenue - recorded	Approved by PC	March 2017
UC-0581-14 (ET-0126-16)	First extension of time for resort condominiums with kitchens and increased building height and design review for condominium building - expired	Approved by BCC	November 2016
VS-0582-14	Vacated a portion of right-of-way being Tony Bennett Way located between Palos Verdes Street and Paradise Road - recorded	Approved by BCC	November 2014
UC-0581-14	Resort condominiums with kitchens and increased building height - expired	Approved by BCC	November 2014
VS-0125-08	Vacated excess portions of Tony Bennett Way - recorded	Approved by PC	March 2008
UC-0620-07	Resort condominiums with 268 units - expired	Approved by PC	July 2007
ZC-1777-06	Reclassified the property to H-1 zoning	Approved by BCC	February 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Multi-family buildings & hotel
South	Entertainment Mixed-Use	CR (AE-60)	Hotels & parking lot
East	Entertainment Mixed-Use	CR, RM32 & RM 50 (AE-60)	Multi-family buildings, clubhouse building with pool, & hotel
West	Entertainment Mixed-Use	CR (AE-60)	Hotel

**Related Applications**

Application Number	Request
VS-24-0223	A request to vacate and abandon portions of right-of-way being Albert Avenue and Palos Verdes Street is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.



**Analysis**  
**Comprehensive Planning**  
**Use Permit**

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Multi-family residential developments require the approval of a use permit in the Commercial Resort zoning district to permit the use and demonstrate the development is appropriate for the given location. The proposed development complies with Goal 1.1 of the Master Plan that encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The project also complies with Policy 1.3.2 that encourages a mix of housing options, both product types and unit sizes, within larger neighborhoods and multi-family developments. Per the Master Plan, multi-family residential uses are encouraged as a supporting use in the Entertainment Mixed-Use category to support the expansion of housing options within close proximity of services, amenities, and jobs. The proposed use complies with several goals and policies of the Master Plan; therefore, staff recommends approval.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Staff does not object to the increased building height as it assists in creating a varying roofline, in addition to screening the mechanical units with parapet walls. Furthermore, the increased building height is not for habitable space but rather for architectural enhancement. However, since staff is not supporting waiver of development standards #2 and the design review, staff recommends denial of this request.

Waiver of Development Standards #2

The intent of street and parking lot landscaping is to assist in reducing the impacts of higher intensity land uses and activities on neighboring properties, reduce the heat island effect, and mitigate stormwater runoff. The request to eliminate the trees within the street landscape areas along Albert Avenue and Palos Verdes Street, and a portion of the landscaping along Paradise Road, is a self-imposed burden. Staff recognizes that 28 additional trees have been provided throughout the development; however, adequate justification has not been provided to reduce the number of parking lot landscape islands, and to reduce and eliminate street landscaping. Therefore, staff recommends denial of these requests.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds the proposed multi-family residential development complies with several goals and policies within the Master Plan. Policy 6.2.1 encourages the design and intensity of new development to be compatible with established neighborhoods and uses in terms of its height, scale, and overall mix of uses. Furthermore, the buildings include off-set surface planes, a contrasting color palette, and parapet walls along the roofline at various heights. However, since staff is not supporting the waivers of development standards associated with this request, staff cannot support the design review.

**Public Works - Development Review**

Waiver of Development Standards #3a

Staff has no objection to the reduction in throat depth for the Paradise Way (Tony Bennett Way) commercial driveway. Paradise Way should see minimal traffic as it terminates and only serves this site.

Waiver of Development Standards #3b

Staff has no objection to the increased driveway width for the Paradise Way commercial driveway. Paradise Way only accesses this site; pedestrian traffic should be minimal, reducing the conflicts caused by increased driveway width.

Waiver of Development Standards #3c

The staff has no objection to the reduction in the departure distance for the exit-only driveway on Palos Verdes Street. The applicant placed the driveway as far south as the site will allow.

**Department of Aviation**

A portion property lies within the AE 60 (60 - 65 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 facilities to meet future air traffic demand.

**Staff Recommendation**

Approval of the use permit and waiver of development standards #3; denial of waivers of development standards #1 and #2, and the design review.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- Expunge the Use Permits, Waivers of Development Standards, and Design Reviews associated with ZC-1777-06;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Construction Management Division and to dedicate any necessary right-of-way and easements for the Flamingo Wash improvement project;
- Gates not open in to the right-of-way.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

### **Department of Aviation**

- For that portion of the property located within the AE-60, the applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);
- For that portion of the property located within the AE-60, the applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);
- For that portion of the property located within the AE-60, the applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- For that portion of the property located within the AE-60, Incorporate an exterior to interior noise level reduction of 30/35 decibels into the building construction for the habitable space that exceeds 35 feet in height or 30 decibels into the building construction for the habitable space that is less than 35 feet in height.

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

**Fire Prevention Bureau**

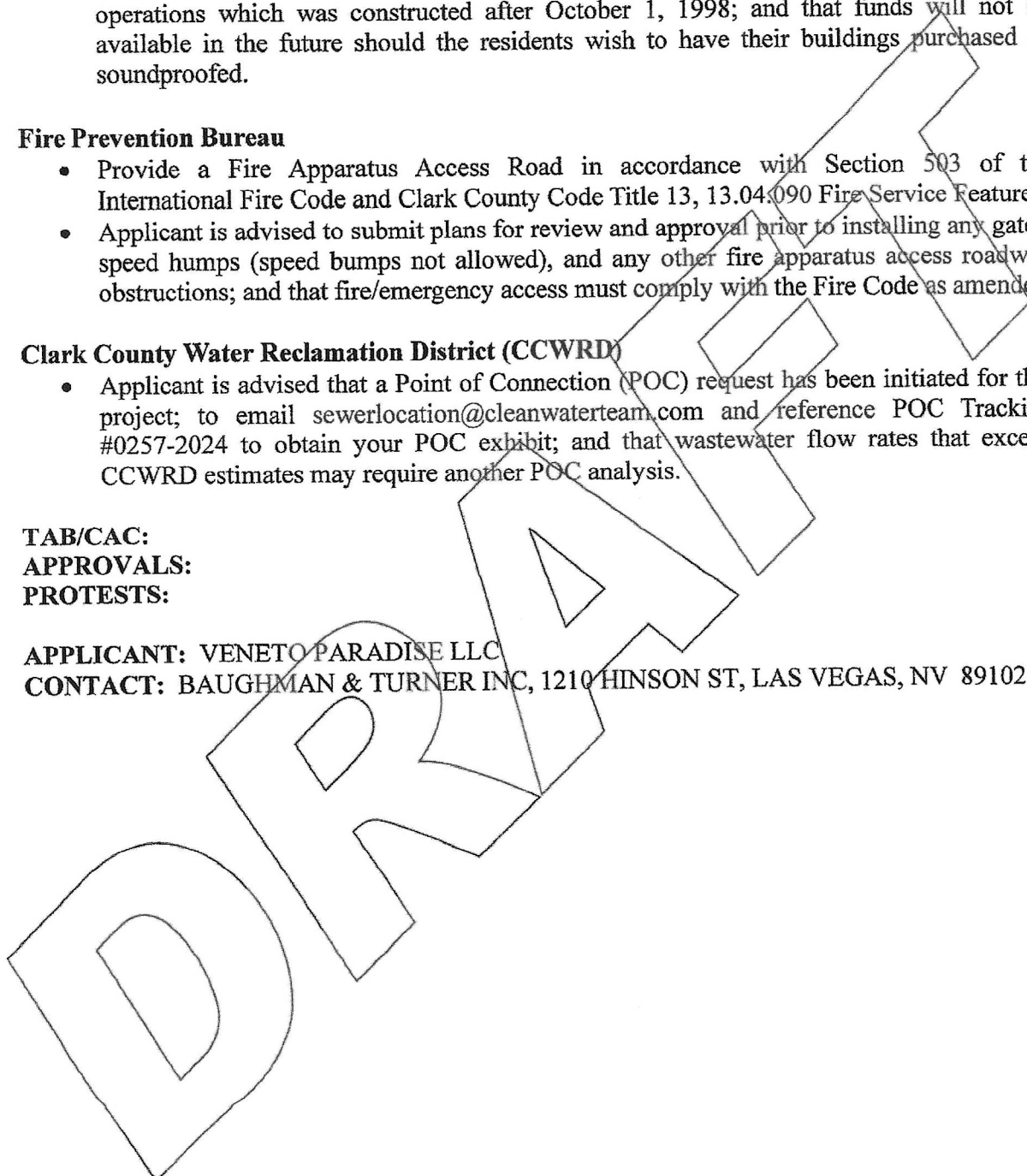
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0257-2024 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

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

**APPLICANT: VENETO PARADISE LLC  
CONTACT: BAUGHMAN & TURNER INC, 1210 HINSON ST, LAS VEGAS, NV 89102**



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-24-400072 (WS-22-0199)-FLUET, ROBERT:**

**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: 1) reduced setbacks; and 2) reduced building separation in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single Family 5.2) Zone.

Generally located on the west side of Horizon Street, 85 feet north of Wingrove Avenue, and 415 feet south of Desert Inn Road within Paradise. TS/dd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

161-18-111-018

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the rear setback (new building addition) to the principal residence to 6 feet where 20 feet is required per Table 30.40-2 (a 70% decrease).
- b. Reduce the interior side setback of an existing accessory building (northwest storage building) to zero feet where 5 feet is required per Table 30.40-2 (a 100% decrease).
2. Reduce the building separation between the principal residence and an accessory building (northwest storage building) to 3 feet 4 inches where 6 feet is the minimum required per Table 30.40-2 (a 43% decrease).

**LAND USE PLAN:**

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3383 Horizon Street
- Site Acreage: 0.2
- Project Type: Reduced setbacks and reduced building separation
- Number of Stories: 2
- Square Feet: 90 (northwest accessory storage building)/75 (southwest accessory storage building)/1,935 (1,740 existing principal residence/195 building addition)

History & Request

The Planning Commission (PC) previously approved waivers of development standards to reduce setbacks and reduce building separation in conjunction with an existing single-family

residence. Building permits were submitted to the Building Department in February 2023 (BD23-08842). In August of 2023 the applicant was approved for their first extension of time (ET-23-400091) to allow extra time for the building permit process, and now the applicant is requesting a second extension for the building permits to be issued.

### Site Plan

The approved plan depicts an existing residence centrally located on the subject parcel facing east toward Horizon Street. The southern portion of the home is 1 story and the northern portion is 2 stories. The applicant constructed a 1 story building addition at the rear portion of the northwest corner of the principal residence; hence, the request to reduce the principal structure rear setback to 6 feet where 20 feet is required per Title 30. The site plan also shows that the patio cover that was enclosed without permits in the middle portion of the rear of the principal residence will be demolished and converted back to a covered patio.

The applicant previously constructed 2 accessory storage buildings, 1 located on the northwest corner of the site, and the second located on the southwest corner of the site. The accessory storage building on the northwest corner is set back zero feet from the north property line (where 5 feet is required) and will be relocated 7 feet from the west property line (where 5 feet is required), 3 feet 4 inches from the principal residence to the south (where 6 feet is required), 77 feet from the east property line, and 78 feet from the south property line.

The accessory storage building on the southwest corner of the site will be relocated 7 feet from the west property line (where 5 feet is required), 13 feet from the principal residence to the northeast (where 6 feet is required), 2 feet from the south property line (where 5 feet is required), 65 feet from the north property line, and 88 feet from the east property line.

Lastly, portions of the north and south property lines include a 6 foot high CMU block wall, which reduces in height and includes wrought-iron on top as it leads towards the front yard. The west property line includes a 6 foot high CMU block wall with a 2 foot 4 inch retaining wall.

### Landscaping

There is existing landscaping and rockscape in the front and side yards. New landscaping is neither proposed nor a part of this request.

### Elevations

The approved photos depict the majority of the existing principal residence is 1 story except for the northern portion of the residence which is 2 stories. The photographs show that the west facing elevation of the home has a minimum roofline height of 7 feet. The northwest accessory storage building has an overall height which varies from 8 feet to 9 feet. The southwest accessory storage building has an overall height of 8 feet. The principal residence has exterior materials that consist of stucco walls, wood trim, and brick veneer. The accessory storage buildings are constructed of wood. All existing structures are painted to match the principal residence.

Floor Plan

The principal residence includes a typical residential floor plan layout, which includes bedrooms, a living room, bathrooms, and a kitchen. The building addition includes new bedrooms and bathrooms.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400091 (WS-22-0199):

Current Planning

- Until June 7, 2024 to complete the building permit and inspection process with any extension of time to be 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 that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed Below are the approved conditions for WS-22-0199:

Current Planning

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing;
- Accessory building height not to exceed 1 story.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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 regulation may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Applicant's Justification

The applicant states that they had hired a contractor to help them with the building permit process, but after their first extension of time application the hired contractor did not follow through with any of the work. The applicant states that they are now looking for a new contractor to help them through the permit process.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400091 (WS-22-0199)	First extension of time for setback reductions and building separation	Approved by PC	August 2023

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-22-0199	Reduced setback and reduced building separation in conjunction with an existing single-family residence	Approved by PC	June 2022

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

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

CE21-12775 is an active zoning violation on the subject parcel for building without a permit.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

A building permit application (BD23-08842) was submitted in February 2023. Two days after submittal, the applicant's contractor was notified by the Building Department that the plans and documents were insufficient and could not be reviewed. The applicant has not made any progress toward compliance with County Code. Therefore, staff recommends denial of this request.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Until June 7, 2025 to complete the building permit and inspection process with any extension of time to be a public hearing.



- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: ROBERT LIONEL FLUET**

**CONTACT: G.C. GARCIA, INC., GEORGE GARCIA, 1055 WHITNEY RANCH DRIVE,  
SUITE 210, LAS VEGAS, NV 89014**

**DRAFT**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-18-111-018

PROPERTY ADDRESS/ CROSS STREETS: 3383 HORIZON ST (HORIZON & WINGROVE)

**DETAILED SUMMARY PROJECT DESCRIPTION**

Request for a 2nd Extension of time on the previously approved application for WS-22-0199

**PROPERTY OWNER INFORMATION**

NAME: ROBERT FLUET  
 ADDRESS: 3383 HORIZON ST  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89121  
 TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: HHHOGANNWO@YAHOO.COM

**APPLICANT INFORMATION (must match online record)**

NAME: ROBERT FLUET  
 ADDRESS: 3383 HORIZON ST  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89121 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: HHHOGANNWO@YAHOO.COM

**CORRESPONDENT INFORMATION (must match online record)**

NAME: G.C. Garcia, Inc. c/o Melissa Eure  
 ADDRESS: 1055 Whitney Ranch Dr., Suite 210  
 CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-435-9909 CELL \_\_\_\_\_ EMAIL: acole@gcgarciainc.com

\*Correspondent will receive all communication on submitted application(s).

(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 and 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.

Robert Fluet  
 Property Owner (Signature)\*

Robert Fluet  
 Property Owner (Print)

5/27/2024  
 Date

**DEPARTMENT USE ONLY:**

- |                              |                             |  |                               |                             |                             |                             |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input checked="" type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA            | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD           | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) 24-400072  
 PC MEETING DATE 8/10/24  
 BCC MEETING DATE \_\_\_\_\_  
 TAB/CAC LOCATION paradise

ACCEPTED BY RP  
 DATE 6/10/24  
 FEES \$800

DATE 7/9/24



24-400072

May 29, 2024

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

RE: Request: 2nd Extension of Time for Waivers of Development Standards at  
3383 Horizon Street  
APN: 161-18-111-018

Dear Sami,

On behalf of our client, Robert Fluet, please accept the attached application for a 2<sup>nd</sup> Extension of Time for the approved Waivers of Development Standards (WS-22-0199) for an existing single-family home at 3383 Horizon Street for the purposes of a reduced rear yard setback of a principal residence, reduced side yard setbacks for two accessory structures (sheds) and a reduced separation for an accessory structure (shed) from the principal residence.

The subject site currently is composed of one parcel totaling approximately 0.17± acres with a developed single-family home. The site is zoned Single Family Residential (R-1). Surrounding zonings are also R-1.

The Waivers of Development Standards to allow a portion of the home to have a 6 FT rear setback, to allow an interior side setback to zero feet for an accessory structure (shed) and reduce the separation of an accessory structure (shed) to 3'4" from the principal residence was originally approved on June 7, 2022 by the Planning Commission. A 1<sup>st</sup> Extension of Time was approved by the Planning Commission on August 1, 2023.

Since the last approval, Mr. Fluet found a licensed contractor willing to assist him with legalizing the unpermitted work done to his primary residence. Mr. Fluet contracted with the contractor and funded him \$5,000 or more. The contractor started work on plans and submitted for a building permit (**see BD23-08842**) but never completed any of the work needed to pull the permit(s) or start any work on-site.

Mr. Fluet is unfortunately currently in the process of submitting to the state contractor's board to try to recoup some, if not all, of the funds that were paid to this contractor.

Mr. Fluet is again searching for a new contractor to assist him. Due to the lost time and funds, he also needs an Extension of Time, to save up or recover the funds necessary to contract with a new contractor.

Mr. Fluet is asking for 2 years to complete the work. This would give him time to hopefully recoup some or all of the funds from the previous contractor and save up additional funds in order to hire a new contractor and complete the corrective work.



A Planning & Development Services Corporation

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

3

24-400072

**Extension of Time Approval Criteria:**

An Extension of Time request is subject to the following approval criteria.

(1) Conditions have not substantially changed to warrant a denial. 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, regulations, or policies affecting the subject property.

***Conditions have not substantially changed to warrant a denial. The property is in a well-established neighborhood and there have been no new regulations or violations affecting the property.***

(2) Project is progressing through the applicable development permit or licensing process.

***Mr. Fluet's last contractor started the permitting process (BD23-08842) but never finalized the permit to issuance or start work. Mr. Fluet has started the process of filing a complaint with the contractor's board and is seeking a new contractor.***

**SUMMARY JUSTIFICATION:**

The second Extension of Time will allow the time needed for Mr. Fluet to complete his complaint with the contractor's board and save up enough funds to at least hire a new contractor. We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,



Melissa Eure  
President

08/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-24-700014-SUNRISE 96C, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use category from Public Use (PU) and Neighborhood Commercial (NC) to Urban Neighborhood (UN) on 5.21 acres.

Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise. TS/rk (For possible action)

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RELATED INFORMATION:

**APN:**

162-23-604-012; 162-23-604-013

**EXISTING LAND USE PLAN:**

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL  
WINCHESTER/PARADISE - PUBLIC USE

**PROPOSED LAND USE PLAN:**

WINCHESTER/PARADISE - URBAN NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4330 Channel 10 Drive
- Site Acreage: 5.21
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates the area has a mix of various projects and densities from apartments to condominium settings. The subject site was originally rezoned to C-2 (now CG) zone for a convenience store and gasoline station. The applicant is now rezoning a portion of the site for a multi-family residential development. Approving this plan amendment allows the overall development to match the southern parcel and be incorporated into the overall project. That parcel is included in the master plan amendment to have the zoning and land use match.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-23-0463	Vacated and abandoned a pedestrian access easement on Channel 10 Drive - recorded	Approved by PC	September 2023

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-22-0060	Reclassified the site from R-1 and U-V zoning to R-4 and C-2 zoning for a convenience store/gasoline station and a multi-family residential development	Approved by BCC	June 2022
ADR-22-900269	Modifications to an approved congregate care facility to allow the transfer of the western parcel to the approved multi-family residential development	Approved by ZA	May 2022
ZC-19-0768	Reclassified the site from R-1 zoning to U-V zoning for a mixed-use development	Approved by BCC	December 2019
VS-0758-17	Vacated and abandoned a portion of Eastern Avenue for detached sidewalks - recorded	Approved by PC	October 2017
UC-0616-15	Permitted a congregate care facility	Approved by BCC	July 2016
WS-0011-12	Allowed overhead communication lines on existing public utility structures	Approved by PC	March 2012
UC-1367-97	Upgraded overhead transmission from 69 kV to double 138 kV lines and increase maximum pole height to 125 feet	Approved by PC	September 1997
UC-0146-91	Allowed modular classroom buildings and a Pre-K and Kindergarten school in conjunction with an existing private school – expired	Approved by PC	June 1991

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Public Use	CG & RS5.2	Vegas PBS Television Center & undeveloped
South	Neighborhood Commercial	RS5.2 & CG	Congregate care/hospice facility & mini-warehouse complex
East	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	CG & RM16	Office/retail complex & multi-family residential
West	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential

**Related Applications**

Application Number	Request
ZC-24-0304	A zone change to reclassify a 1.37 acre portion of the site from a CC (Commercial Core) Zone to an RM32 (Residential Multiple Family 32) Zone is a companion item on this agenda.

### Related Applications

Application Number	Request
WS-24-0305	A modification and expansion to a previously approved multi-family residential development is a companion item on this agenda.
VS-24-0306	A request to vacate and abandon pedestrian access easements is a companion item on this agenda.

### STANDARDS FOR ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

### Analysis

#### Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change to the land use category from Public Use (PU) and Neighborhood Commercial (NC) to Urban Neighborhood (UN). Intended primary land uses in the proposed UN land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multi-family. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood serving public facilities.

The request for Urban Neighborhood (UN) is compatible with the surrounding area. There are several other multi-family residential developments to the west and east of the site and in the surrounding area. Staff also finds that the requested UN land use category would be similar to the associated parcel to the west. The surrounding area contains several commercially zoned properties, which can serve the retail and service needs of any residential uses on the subject site. Furthermore, the site is located adjacent to a 100 foot wide arterial street (Eastern Avenue), where higher density multi-family residential projects can be accommodated. The request complies with Policy 1.1.2 of the Master Plan which encourages concentrating higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services. The request for UN land use complies with Policy 1.4.4 which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the UN land use category appropriate for this location.

**Staff Recommendation**

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 4, 2024 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

**STAFF ADVISORIES:**

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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

- No comment.

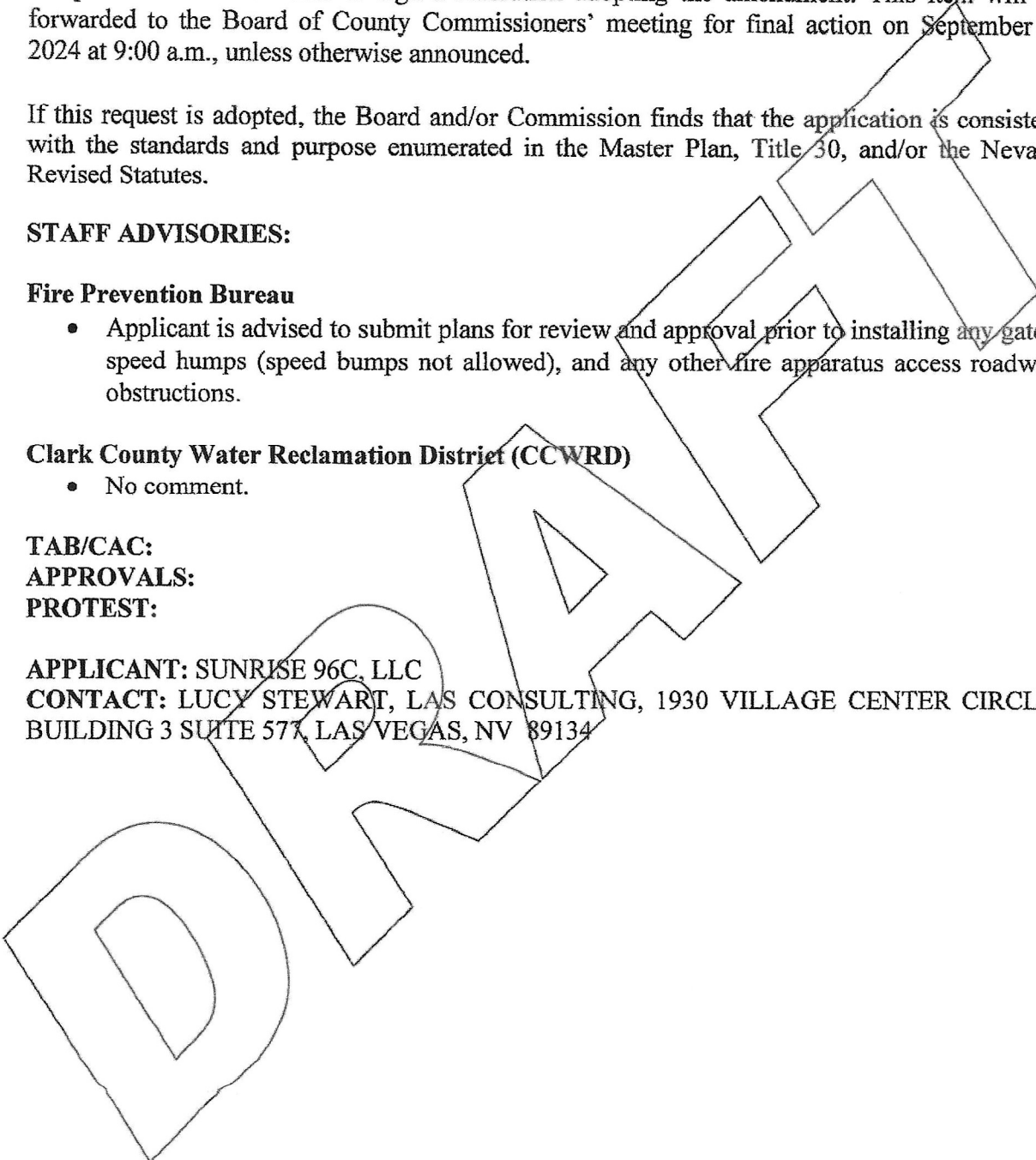
**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: SUNRISE 96C, LLC**

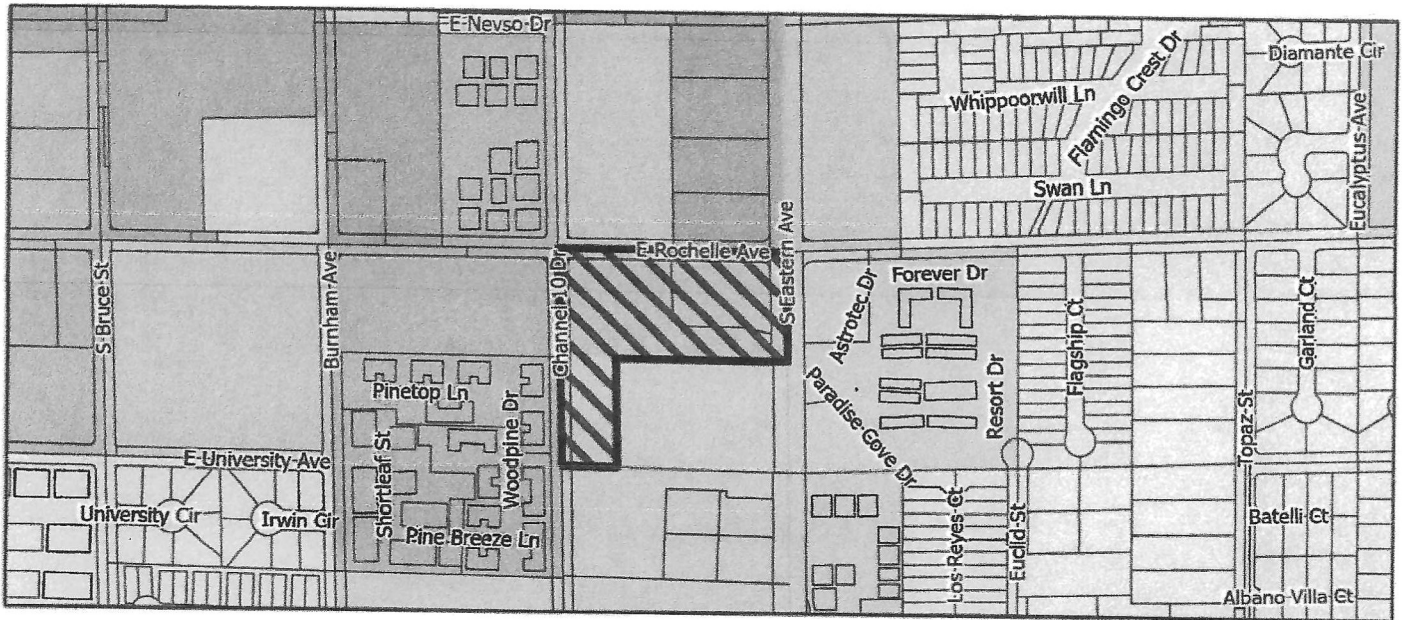
**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,  
BUILDING 3 SUITE 577, LAS VEGAS, NV 89134**



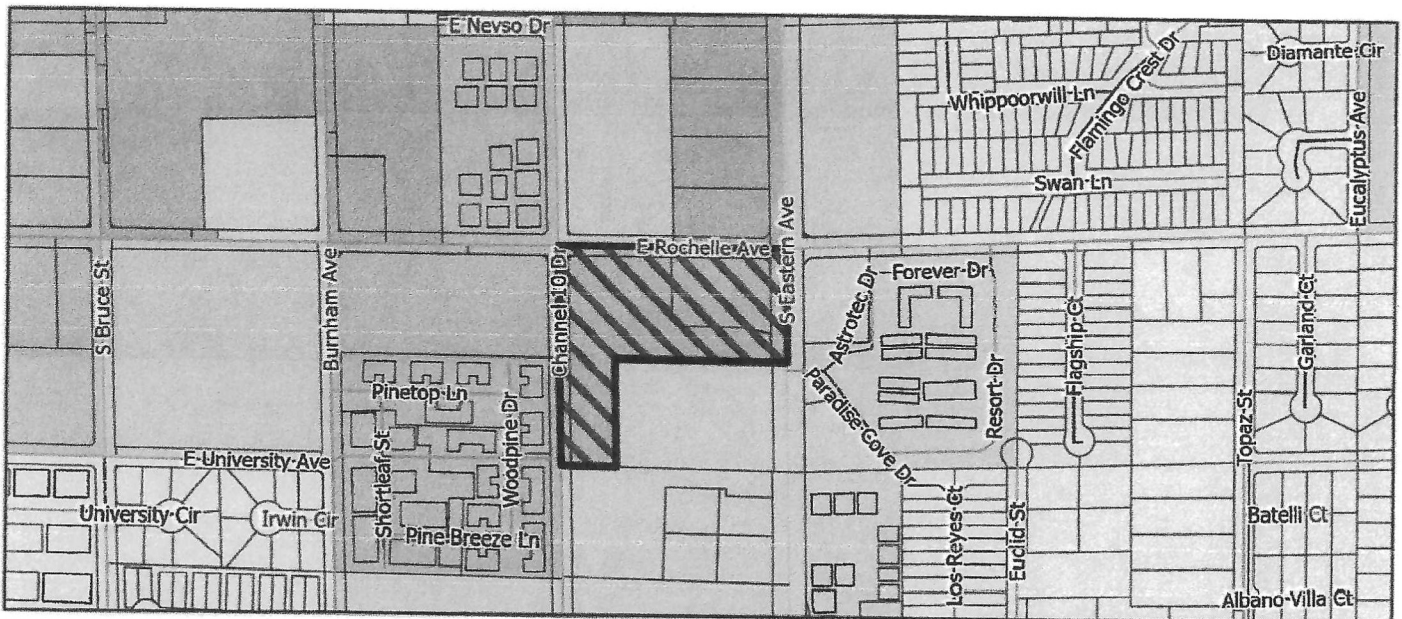


# Planned Land Use Amendment PA-24-700014

# DRAFT



**Current**



**Requested**

### Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

### Employment

- Business Employment (BE)
- Industrial Employment (IE)

### Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

### Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Requested Area To Change

Planning Areas

Winchester Paradise  
Clark County, Nevada

*Note: Categories denoted in the legend may not apply to the presented area.*



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-23-604-012, 013

PROPERTY ADDRESS/ CROSS STREETS: SWC Eastern & Rochelle

**DETAILED SUMMARY PROJECT DESCRIPTION**

Master Plan Amendment

**PROPERTY OWNER INFORMATION**

NAME: Sunrise 96C, LLC c/o D Troesh  
 ADDRESS: 1370 Jet Stream Dr # 100  
 CITY: Henderson STATE: NV ZIP CODE: 89052  
 TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

**APPLICANT INFORMATION (must match online record)**

NAME: Ochoa Development  
 ADDRESS: 901 N. Green Valley Pkwy #130  
 CITY: Henderson STATE: NV ZIP CODE: 89074 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-444-4795 CELL \_\_\_\_\_ EMAIL: michael@wdcnevada.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: LAS Consulting-Lucy Stewart  
 ADDRESS: 1930 Village Center Circle Bldg 3-77  
 CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577  
 TELEPHONE: \_\_\_\_\_ CELL 702-499-6469 EMAIL: stewplan@gmail.com

\*Correspondent will receive all communication on submitted application(s).

(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 and 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)\*

Dennis Troesh  
 Property Owner (Print)

3/11/2024  
 Date

**DEPARTMENT USE ONLY:**

- |                              |                             |  |                               |                             |                             |                             |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET            | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input checked="" type="checkbox"/> PA | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD           | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) PA-24-700014  
 PC MEETING DATE 8/16/24  
 BCC MEETING DATE 9/14/24  
 TAB/CAC LOCATION Paradise

ACCEPTED BY   
 DATE 6/12/24  
 FEES \$ 3,200

DATE 7/9/24

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

May 14, 2024

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

Planner  
Copy  
PIA-JU-200014

RE: Justification Letter/162-23-604-012, 013/APR 24-100082

Dear Sir or Madam:

Please accept this letter as our justification letter for a master plan amendment. The project is as follows:

**Project Description:**

The property is 1.37 acres located on the southwest corner of Eastern Avenue and Rochelle Avenue. The property was part of a larger zone change that was approved in 2022 for apartments and commercial at the immediate corner (the subject parcel).

There is a vacant C-1 zoned lot north of the site and empty buildings on R-1 zoned property owned by the school district, while to the south is a congregate care facility. To the west are condominiums and apartments, and to the east is a C-1 zoned office complex and R-4 zoned senior housing. Northeast of the site, across from Eastern Avenue is St. Viator's church and school.

The subject property was originally approved for a convenience store with gas pumps. The multi-family developer was able to acquire the commercial portion of the project and is now requesting to incorporate it into the adjacent approved multi-family project.

**Master Plan Amendment**

This request is from Public Use (PU) to Urban Neighborhood (greater than 18 du/ac). This is an area of mixed densities, apartments/condos at 18 units/acre and up to 24 units per acre. Approving this plan amendment allows this parcel to match the adjacent parcel and be incorporated into the project. The adjacent parcel was rezoned under the old process and was processed as a nonconforming zone change. That parcel is included in the master plan amendment to have the zoning and land use match.

**Neighborhood Meeting**

A neighborhood meeting was held March 25<sup>th</sup> at the Las Vegas East Flamingo Library. Four neighbors attended the meeting and District D Planning Commissioner and Liaison were also in attendance. The neighbors had more questions than concerns. They expressed concern regarding the existing traffic in the area. A woman who owns apartments in the area expressed concern about additional units in the area.

**Requested Applications:**

Master Plan Amendment from Public Use (PU) to Urban Neighborhood (greater than 18 du/ac).

**Companion Applications**

Zone Change from Commercial General (CG) to Residential Multi-Family 32 (RM 32).

Design Review for buildings and site layout.

Vacation and abandonment- vacate & abandon pedestrian access easements on driveways that are being removed with this overall application.

We believe this to be an asset to the area and respectfully request approval of this request.

*Lucy Stewart*

Lucy Stewart

08/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0304-SUNRISE 96C, LLC:**

**ZONE CHANGE** to reclassify 1.37 acres from a CC (Commercial Core) Zone to an RM32 (Residential Multi-Family 32) Zone.

Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise (description on file). TS/hw (For possible action)

---

RELATED INFORMATION:

**APN:**

162-23-604-013

**PROPOSED LAND USE PLAN:**

WINCHESTER/PARADISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.37
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the subject site was originally rezoned to C-2 (now CG) zone for a convenience store and gasoline station. The applicant is now rezoning the site for a multi-family residential development. The applicant indicates that there are lower density apartment and multi-family residential developments to east across Eastern Avenue and similarly zone senior house apartments to the west. In addition, the area surrounding the subject site is zoned commercial and can serve the residential uses permitted on the subject site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-23-0463	Vacated and abandoned a pedestrian access easement on Channel 10 Drive - recorded	Approved by PC	September 2023
NZC-22-0060	Reclassified the site from R-1 and U-V zoning to R-4 and C-2 zoning for a convenience store/gasoline station and a multi-family residential development	Approved by BCC	June 2022

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-22-900269	Modifications to an approved congregate care facility to allow the transfer of the western parcel to the approved multi-family residential development	Approved by ZA	May 2022
ZC-19-0768	Reclassified the site from R-1 zoning to U-V zoning for a mixed-use development	Approved by BCC	December 2019
VS-0758-17	Vacated and abandoned a portion of Eastern Avenue for detached sidewalks - recorded	Approved by PC	October 2017
UC-0616-15	Permitted a congregate care facility	Approved by BCC	July 2016
WS-0011-12	Allowed overhead communication lines on existing public utility structures	Approved by PC	March 2012
UC-1367-97	Upgraded overhead transmission from 69 kV to double 138 kV lines and increase maximum pole height to 125 feet	Approved by PC	September 1997
UC-0146-91	Allowed modular classroom buildings and a Pre-K and Kindergarten school in conjunction with an existing private school – expired	Approved by PC	June 1991

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Public Use	CG & RS5.2	Vegas PBS Television Center & undeveloped
South	Neighborhood Commercial	RS5.2 & CG	Congregate care/hospice facility & mini-warehouse complex
East	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	CG & RM18	Office/retail complex & multi-family residential
West	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential

**Related Applications**

Application Number	Request
PA-24-700014	A redesignation of the site from the Public Use (PU) and Neighborhood Commercial (NC) land use designations to the Urban Neighborhood (UN) land use designation is a companion item on this agenda.
WS-24-0305	A modification and expansion to a previously approved multi-family residential development is a companion item on this agenda.
VS-24-0306	A request to vacate and abandon pedestrian access easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that there are several other RM zoned properties to the west and east of the site and in the surrounding area. Staff also finds that the requested RM32 Zone would be similar to the associated parcel to the west and that the RM32 Zone would allow for the subject site to be better integrated into the companion site. In addition, the subject site is adjacent to several bus lines and arterial and collector roads in the area. The surrounding area also contains several commercially zoned properties, which can serve the retail and service needs of any residential uses on the subject site. Staff also finds that the proposed modifications and expansion of the approved multi-family residential development on this site support Policies 1.1.2, 1.3.1, and 1.3.2, which encourage a variety of housing types within neighborhoods while integrating common design elements and placing housing along transit lines. For these reasons, staff finds the request for the RM32 Zone is appropriate for this location and can support this zone change.

**Department of Aviation**

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the Harry Reid International Airport facilities to meet future air traffic demand.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 4, 2024, at 9:00 a.m., unless otherwise announced.

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:**

**Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0275-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

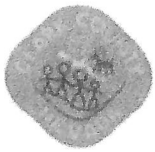
**PROTESTS:**

**APPLICANT:** SUNRISE 96C, LLC

**CONTACT:** LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,  
BUILDING 3 SUITE 577, LAS VEGAS, NV 89134

**DRAFT**





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-23-604-~~012~~, 013

PROPERTY ADDRESS/ CROSS STREETS: SWC Eastern & Rochelle

**DETAILED SUMMARY PROJECT DESCRIPTION**

Zone change

**PROPERTY OWNER INFORMATION**

NAME: Sunrise 96C, LLC c/o D Troesh  
 ADDRESS: 1370 Jet Stream Dr # 100  
 CITY: Henderson STATE: NV ZIP CODE: 89052  
 TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

**APPLICANT INFORMATION (must match online record)**

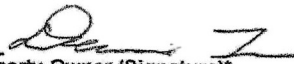
NAME: Ochoa Development  
 ADDRESS: 901 N. Green Valley Pkwy #130  
 CITY: Henderson STATE: NV ZIP CODE: 89074 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-444-4795 CELL \_\_\_\_\_ EMAIL: michael@wdcnevada.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: LAS Consulting-Lucy Stewart  
 ADDRESS: 1930 Village Center Circle Bldg 3-77  
 CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577  
 TELEPHONE: \_\_\_\_\_ CELL 702-499-6469 EMAIL: stewplan@gmail.com

\*Correspondent will receive all communication on submitted application(s).

(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)\*

Dennis Troesh  
 Property Owner (Print)

3/11/2024  
 Date

**DEPARTMENT USE ONLY:**

- |                              |                             |                              |                               |                             |                             |                             |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) ZC-24-0304  
 PC MEETING DATE 8/16/24  
 BCC MEETING DATE 9/14/24  
 TAB/CAC LOCATION Paradise

ACCEPTED BY MWJ  
 DATE 6/12/24  
 FEES \$1,700

DATE 7/9/24

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

Planner  
Copy

May 14, 2024

20-24-0304

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

RE: Justification Letter/162-23-604-012, 013/APR 24-100082

Dear Sir or Madam:

Please accept this letter as our justification letter for a zone change. The project is as follows:

**Project Description:**

The property is 1.37 acres located on the southwest corner of Eastern Avenue and Rochelle Avenue. The property was part of a larger zone change that was approved in 2022 for apartments and commercial at the immediate corner (the subject parcel).

There is a vacant C-1 zoned lot north of the site and empty buildings on R-1 zoned property owned by the school district, while to the south is a congregate care facility. To the west are condominiums and apartments, and to the east is a C-1 zoned office complex and R-4 zoned senior housing. Northeast of the site, across from Eastern Avenue is St. Viator's church and school.

The subject property was originally approved for a convenience store with gas pumps. The multi-family developer was able to acquire the commercial portion of the project and is now requesting to incorporate it into the adjacent approved multi-family project.

The adjacent parcel was approved for 96 3-story apartment units. The site is under construction and was approved under the old Title 30. At that time, a waiver was required to allow the building height to increase to 37 feet. The adopted code allows a building height up to 50 feet. We are showing three stories at a maximum of 37 feet, matching the approved portion of the property. The entire project is gated, with a crash gate on Eastern the main access is provided on Channel 10 Drive. Pedestrian gates are provided on both Rochelle and Eastern Avenues.

**Requested Applications:**

Zone Change from Commercial General (CG) to Residential Multi-Family 32 (RM 32).

Companion applications

Master Plan Amendment from Public Use (PU) to Urban Neighborhood (greater than 18 du/ac).

Design Review for buildings and site layout.

Waiver of Development Standards.

Vacation and abandonment- vacate & abandon pedestrian access easements on driveways that are being removed with this overall application.

We believe this to be an asset to the area and respectfully request approval of this request.

*Lucy Stewart*

Lucy Stewart

08/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0306-SUNRISE 96C, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Channel 10 Drive and Eastern Avenue and between Rochelle Avenue and University Avenue (alignment) within Paradise (description on file). TS/hw/syp (For possible action)

RELATED INFORMATION:

**APN:**

162-23-604-012; 162-23-604-013

**PROPOSED LAND USE PLAN:**

WINCHESTER/PARADISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

The plans provided depict the vacation and abandonment of two pedestrian access easements. The first pedestrian access easement to be vacated is located along the north side of the subject site along Rochelle Avenue and bisects the parcel boundary between APNs 162-23-604-012 and 162-23-604-013. The second pedestrian access easement to be vacated is located along the eastern side of the subject site along Eastern Avenue and bisects the parcel boundary between APNs 162-23-604-012 and 162-23-604-013. The applicant states that these pedestrian access easements were originally dedicated for the development of APN 162-23-604-013 as a commercial site with driveway access on the north to Rochelle Avenue and on the east to Eastern Avenue. Now that the site will no longer be developed as a commercial site and APN 162-23-604-013 will now be integrated into the developing a multi-family residential development. The pedestrian access easements are no longer needed, as there will be no driveways accessing this portion of the overall site, except for an emergency access point with a crash gate.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-23-0463	Vacated and abandoned a pedestrian access easement on Channel 10 Drive- recorded	Approved by PC	September 2023
NZC-22-0060	Reclassified the site from R-1 and U-V zoning to R-4 and C-2 zoning for a convenience store/gasoline station and a multi-family residential development	Approved by BCC	June 2022

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-22-900269	Modifications to an approved congregate care facility to allow the transfer of the western parcel to the approved multi-family residential development	Approved by ZA	May 2022
ZC-19-0768	Reclassified the site from R-1 zoning to U-V zoning for a mixed-use development.	Approved by BCC	December 2019
VS-0758-17	Vacated and abandoned a portion of Eastern Avenue for detached sidewalks - recorded	Approved by PC	October 2017
UC-0616-15	Permitted a congregate care facility	Approved by BCC	July 2016
WS-0011-12	Allowed overhead communication lines on existing public utility structures.	Approved by PC	March 2012
UC-1367-97	Upgraded overhead transmission from 69 kV to double 138 kV lines and increase maximum pole height to 125 feet.	Approved by PC	September 1997
UC-0146-91	Allowed modular classroom buildings and a Pre-K and Kindergarten school in conjunction with an existing private school – expired	Approved by PC	June 1991

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Public Use	CG & RS5.2	Vegas PBS Television Center & undeveloped
South	Neighborhood Commercial	R85.2 & CG	Congregate care/hospice facility & mini-warehouse complex
East	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	CG & RM18	Office/retail complex & multi-family residential
West	Urban Neighborhood (greater than 18 du/ac)	RM32	Multiple-family Residential

**Related Applications**

Application Number	Request
PA-24-700014	A redesignation of the site from the Public Use (PU) and Neighborhood Commercial (NC) land use designations to the Urban Neighborhood (UN) land use designation is a companion item on this agenda.
ZC-24-0304	A zone change to reclassify a 1.37 acre portion of the site from a CC (Commercial Core) Zone to an RM32 (Residential Multiple Family 32) Zone is a companion item on this agenda.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-24-0304	A reclassification of the site from the CC zone to the RM32 zone is a companion item on this agenda.
WS-24-0305	A modification and expansion to a previously approved multi-family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of a pedestrian access easements that is not necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 4, 2024, at 9:00 a.m., unless otherwise announced.

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:**

**Comprehensive Planning**

- Satisfy utility companies' requirements
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SUNRISE 96C, LLC

**CONTACT:** LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,  
BULIDING 3 SUITE 577, LAS VEGAS, NV 89134

**DRAFT**

08/06/24 PC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**DR-24-0305-SUNRISE 96C, LLC:**

**DESIGN REVIEW** for modifications to an expansion of an approved multi-family residential development on 5.21 acres in an RM32 (Residential Multi-Family 32) Zone.

Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise. TS/hw/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-23-604-012; 162-23-604-013

**PROPOSED LAND USE PLAN:**

WINCHESTER/PARADISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4330 Channel 10 Drive
- Site Acreage: 1.37 (expansion)/5.21 (overall)
- Project Type: Multi-family residential complex
- Number of Units: 48 (expansion)/144 (overall)
- Density (du/ac): 27.64 (with expansion)
- Number of Stories: 3
- Building Height (feet): 41
- Square Feet: 121,710 (overall)
- Open Space Required/Provided: 14,400/14,959
- Parking Required/Provided: 229/229
- Sustainability Required/Provided: 5/5

**Site Plan, History, & Request**

The subject site was previously approved for a horizontal mixed-used development with NZC-22-0060. This land use action rezoned APN 162-23-604-012 to the R-4 (now RM32) Zone and APN 162-23-604-013 to the C-2 (now CG) Zone. This allowed for a multi-family residential development on the RM32 Zoned property and a convenience store and gasoline station on the commercially zoned portion. The applicant is now requesting to no longer complete the convenience store and gasoline station and instead develop APN 162-23-604-013 as a 2 building, 48 unit extension of the currently under construction multi-family residential development. This request also requires some minor modification to the approved design of the multi-family



residential development on APN 162-23-604-012 to integrate the proposed extension into the approved multi-family development.

The site plans depict the approved multi-family development as a 4 building, 96 unit complex. The approved plans show that there will be 2 buildings located in the southwest corner of the site, 1 building in the northwest corner of the site and 1 building in the southeast corner of the site. Parking is provided surrounding the buildings with 161 parking spaces required for this portion of the site and 161 parking spaces provided. Access to the site is shown to be provided by a two-way, 52 foot wide entrance driveway from Channel 10 Drive, which contains a median with a call box. A 2,100 square foot clubhouse is located at the end of the entrance driveway with gated drives on each side of the clubhouse.

The proposed extension of this multi-family residential development is found in the northeast corner of the site, which was the former location of the previously approved gasoline station and convenience store. The proposed expansion includes 2 residential buildings that run perpendicular to each other in the very northeast corner of the site. The plans indicate that these 2 buildings will contain 48 additional residential units, bringing the overall density of the site to 27.64 dwellings units per acre. Covered and uncovered parking spaces are provided to the south and west of the proposed buildings spilling over onto the portion of the site that includes the previously approved multi-family residential development. A total of 68 spaces is required for the new development with 68 spaces provided. Overall, a total of 229 parking spaces is required with 229 parking spaces provided. Bicycle and electric vehicle parking are provided per Code for the portion of the site being modified. Access to this portion of the site is provided by the existing drive aisles on site with an additional emergency access gate provided between Buildings 3 and 5. Two additional trash enclosures are provided within 200 feet of the residential buildings. Stamped concrete pedestrian walkways connect the parking area and buildings within the expansion area and to the existing walkways within the approved portion of the site. A pedestrian access gate is provided to Rochelle Avenue between the 2 new buildings.

#### Landscaping

There are no proposed changes to the landscaping of the previously approved portion of the multi-family residential development. New street landscaping and parking lot landscaping is being proposed within the expansion area. Along both Rochelle Avenue and Eastern Avenue, existing 5 foot wide attached sidewalks are proposed to remain. There is a 10 foot wide landscape strip provided behind the sidewalk with a 6 foot high wrought iron fence provided behind the landscape. Within the street landscape strip, a single row of Shoestring Acacia (*Acacia Stenophylla*) trees have been provided in a single row and spaced approximately every 30 feet. Within the parking area, Mulga (*Acacia Aneura*) and Desert Museum Palo Verde (*Parkinsonia x 'Desert Museum'*) trees have been provided between every 2 and 7 spaces. Where trees are placed in landscape islands more than every 6 spaces, the spaces are covered with a carport or have an additional tree placed in the center of the parking row.

Due to the increase in units, the amount of required open space for the overall development is 14,400 square feet with 14,959 square feet provided. This open space requirement is being met through the approved 3,169 square foot pool and courtyard adjacent to the clubhouse, the approved 7,787 square foot dog park in the southwestern portion of the site, the approved 2,318

square foot pickleball court in the south-central portion of the site, a proposed 750 square foot playground directly to the west of the proposed Building 6, and a 935 square foot formal outdoor garden area between Buildings 5 and 6. Overall, an additional 1,685 square feet of open space is being provided with the expansion.

Elevations

The newly proposed multi-family residential buildings are shown to extend up to 39 feet in height to the parapet walls along the roofline. Exterior materials include painted stucco, decorative horizontal metal accents, and metal railing along the balconies. The exterior of the buildings contain a decorative horizontal color gradient changing from white to beige to green. Various blue painted box stucco accents help to define different units within the building. Entrances to the buildings will face the interior of the site toward the parking areas with all doors painted orange. There are no proposed changes to the previously approved elevations with both sets of elevations matching each other.

Floor Plans

There will be no changes to the previously approved floor plans for the clubhouse and unit layouts. The layouts for the newly proposed residential building will be identical in layout to each other. Each floor of the proposed building will be split between 4, one bedroom units and 4, two bedroom units with 12, one bedroom units and 12, two bedroom units in each building. A total of 48 new units are proposed in the expansion area bringing the total number of units to 144 units for the overall development.

Applicant's Justification

The applicant states that the proposed site of the expansion was previously intended for a commercial use and that the proposed expansion of the multi-family residential use will be more in harmony with the surrounding uses. In addition, the applicant states that the expansion portion of the site will be similar in design and scale to the currently approved multi-family residential development and has been integrated into the approved portion as seamlessly as possible. The applicant states that the necessary development standards for the overall site and the expansion site have been met to the greatest extent possible.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0463	Vacated and abandoned a pedestrian access easement on Channel 10 Drive - recorded	Approved by PC	September 2023
NZC-22-0060	Reclassified the site from R-1 and U-V zoning to R-4 and C-2 zoning for a convenience store/gasoline station and a multi-family residential development	Approved by BCC	June 2022
ADR-22-900269	Modifications to an approved congregate care facility to allow the transfer of the western parcel to the approved multi-family residential development	Approved by ZA	May 2022

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-19-0768	Reclassified the site from R-1 zoning to U-V zoning for a mixed-use development	Approved by BCC	December 2019
VS-0758-17	Vacated and abandoned a portion of Eastern Avenue for detached sidewalks - recorded	Approved by PC	October 2017
UC-0616-15	Permitted congregate care facility	Approved by BCC	July 2016
WS-0011-12	Allowed overhead communication lines on existing public utility structures	Approved by PC	March 2012
UC-1367-97	Upgraded overhead transmission from 69 kV to double 138 kV lines and increased maximum pole height to 125 feet	Approved by PC	September 1997
UC-0146-91	Allowed modular classroom buildings and a pre-k and kindergarten school in conjunction with an existing private school - expired	Approved by PC	June 1991

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Public Use	CG & RS5.2	Vegas PBS Television Center & undeveloped
South	Neighborhood Commercial	RS5.2 & CG	Congregate care/hospice facility & mini-warehouse complex
East	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	CG & RM18	Office/retail complex & multi-family residential
West	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential

**Related Applications**

Application Number	Request
RA-24-700014	A redesignation of the site from the Public Use (PU) and Neighborhood Commercial (NC) land use designations to the Urban Neighborhood (UN) land use designation is a companion item on this agenda.
ZC-24-0304	A zone change to reclassify a 1.37 acre portion of the site from a CC (Commercial Core) Zone to an RM32 (Residential Multiple Family 32) Zone is a companion item on this agenda.
VS-24-0306	A request to vacate and abandon pedestrian access easements is a companion item on this agenda.

## **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

### **Analysis**

#### **Comprehensive Planning**

##### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Overall, staff finds that the proposed modifications to the multi-family residential development are relatively minor, representing small changes to the drive aisles and parking area to accommodate the change in use of the northeastern portion of the site from a commercial use to a residential use. In terms of the expansion to the multi-family residential development, staff finds that the proposed use is similar in scale and design to what has already been approved on the site. In addition, there are already similar multi-family residential developments along Eastern Avenue and in the surrounding area. Staff finds that the proposed circulation pattern takes advantage of existing drive aisles on site and limits dead end drive aisles. The number of units being added represents a small fraction of the units in the overall development, so the additional traffic and impact should be minimal to the surrounding area. Additionally, the applicant has provided additional parking, open spaces and amenities, and landscaping to address the needs of the people who may live in these units. Staff also finds that the proposed modifications and expansion of the approved multi-family residential development on this site support Policies 1.1.2, 1.3.1, and 1.3.2, which encourage a variety of housing types within neighborhoods while integrating common design elements and placing housing along transit lines. For these reasons, staff can support this request.

#### **Department of Aviation**

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the Harry Reid International Airport facilities to meet future air traffic demand.

#### **Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 4, 2024, at 9:00 a.m., unless otherwise announced.

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:

### Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that all applications related to the proposed development, including ZC-22-0060, must remain active or additional land use applications may be required; that within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### Public Works - Development Review

- Comply with approved drainage study PW21-19925.
- Traffic study and compliance.

### Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

### Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

### Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:  
APPROVALS:  
PROTESTS:

APPLICANT: SUNRISE 96C, LLC

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

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-24-0303-RIO FLAMINGO, LLC:**

**USE PERMITS** for the following: 1) a restaurant and related facilities; and 2) outdoor dining, drinking, and cooking,

**DESIGN REVIEWS** for the following: 1) a restaurant and related facilities; and 2) outdoor dining, drinking, and cooking on 1.24 acres in an IL (Industrial Light) Zone.

Generally located on the south side of Flamingo Road, 430 feet east of Valley View Boulevard within Paradise. MN/jud/syp (For possible action)

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RELATED INFORMATION:

**APN:**  
162-20-110-008

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3685 W Flamingo Road
- Site Acreage: 1.24
- Project Type: Restaurant
- Number of Stories: 1
- Building Height (feet): 24 from the finished floor
- Square Feet: 3,138 indoor/750 outdoor
- Parking Required/Provided: 24/29
- Sustainability Required/Provided: 7/8

Site Plans

The plans depict a restaurant with a drive-thru and outdoor dining. The proposed 3,138 square foot restaurant is located on the north side of the site along Flamingo Road. The drive-thru wraps around the building on 2 sides in a counterclockwise direction with the drive aisle entrance from the south along the east side of building and exits along the north side of the building to the west. A proposed double drive-thru lane at the entrance merges into 1 lane after the menu board and ordering location. Also, a 750 square foot outside dining area is proposed along the east side of the building. The outside dining area is accessible via a secondary door located on the northeast side of the building.

The building is set back 35 feet 8 inches from the north property line along Flamingo Road. An existing drainage channel ranging between 15 feet to 35 feet in width is located between the existing attached sidewalk along Flamingo Road and the north property line. On the west and south sides of the site the applicant is proposing detached sidewalks along the interior private access road. Access to the site is from Flamingo Road, Hotel Rio Drive, and Valley View Boulevard all via interior access roads. No modifications are proposed to the existing driveways. A total of 30 parking spaces, including 2 ADA accessible parking spaces are provided. Four bicycle parking spaces are provided as required per Code. The loading zone and trash enclosure are located on the southeast side of the building. Immediately northeast of the double drive-thru lane is an existing billboard sign that will remain.

#### Landscaping

The plans depict a 20 foot wide landscape strip with large trees along the north side of the site. Along the south and west sides of the site, the applicant is proposing medium trees along the detached sidewalks. On the east side of the site is a proposed 20 foot wide landscape strip with medium and large trees. Immediately east of that strip is an additional existing landscape area which is not a part of this application. The plans depict parking lot landscaping with low and very low water needs, with large trees, as well as water efficient shrubs. The applicant is proposing greater than 10 percent over the required number of trees, tree canopies that cover at least 50 percent of the parking spaces, and trees are placed along the south and west sides of the building for energy conservation.

#### Elevations

The elevation plans show a 24 foot high building from the finished floor. The main entrance is located on the south façade of the building with lobby windows. The north façade of the building presents the pay and pick-up windows with canopies as well as lobby windows. Secondary entrances and lobby windows are located along the west and east faces of the building. All windows and doors have canopies for shading purposes. The exterior material consists of wood siding, decorative metal shades, low emission windows, brick veneer, and concrete. The color scheme is mainly earth tones with orange accent elements.

#### Floor Plans

The plans depict a 3,138 square foot building for the proposed restaurant with a drive-thru and a 750 square foot outdoor dining area.

#### Applicant's Justification

The applicant states the building's customer entrance faces towards the interior access road instead of Flamingo Road or Hotel Rio Drive. The alternative building design is more appropriate to face internally towards the access roads instead of public right-of-way since the street frontage along Hotel Rio Drive is approximately 210 feet away from the building. Pedestrian access along Flamingo Road is not appropriate since Flamingo Road elevates in this area as traffic approaches the I-15 interchange, and there is a large drainage easement along Flamingo Road making access directly from Flamingo Road impractical (not ideal to have a customer entrance facing a drainage easement).

Moreover, the site exceeds required landscaping requirements by providing 18 trees in the parking lot where 17 trees are required and by providing 41 trees on the overall site where 35 trees are required. The applicant states the request for an alternative design review for parking lot landscaping is necessary as it is not possible to provide a tree and shrubs (as required per code) in the parking lot island located at the northwest portion of the site since it serves as part of the pedestrian connectivity plan from the building to the interior access road to the Flamingo Road. Therefore, an alternative parking lot design review is appropriate.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-23-900269	Billboard digital conversion	Approved by ZA	May 2023
VC-1992-93	Freestanding sign in conjunction with a restaurant	Approved by PC	January 1994
DR-1640-93	Design review for a restaurant	Approved by PC	October 1993

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Rio Resort Hotel
South	Entertainment Mixed-Use	CR	Undeveloped
East	Entertainment Mixed-Use	IL	Hotel Rio Drive
West	Entertainment Mixed-Use	IL	Undeveloped

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

**Use Permits**

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that there are several existing restaurants with drive-thru in the area. Even though property's zoning district does not allow for the use of restaurant outright, in this instance, the location and site layout provide good reasons to justify these uses. Resort hotels are found in close proximity to the site and staff believes the addition of a restaurant on this site will provide more choices to the guests, employees, and residents of the area. Consequently, staff can support this request.



### Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The design is appropriate and compatible with the area. The proposed building presents an architectural style that is common for commercial development within the County. The overall design meets the required setback requirements and does not hinder on-site circulation. The queuing lane for the restaurant's drive-thru is located on the southeast and north side of the parcel to provide adequate circulation throughout the site. The proposed location of the drive-thru callboxes and pick-up window face away from any residential development in the vicinity. Likewise, the proposed landscape area along the northern side of the site will be a landscape buffer with large trees to mitigate the impacts of this drive-thru lane to Flamingo Road to the north.

The purpose of parking lot landscaping is to soften the appearance of the buildings and large swaths of parking lot pavement from the street, but also to provide relief from the heat caused by large expanses of pavement. The parking lot landscaping has been designed to take advantage of the necessary perimeter landscaping and to add shade to the parking lot areas. Even though a tree is missing on the northwest corner of the building within the parking lot island, staff finds that the applicant has provided sufficient landscaping throughout the site and the elimination of 1 tree is necessary to provide pedestrian connectivity. Therefore, staff can support this request.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

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

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0273-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: KINGSBARN REALTY CAPITAL**

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

**DRAFT**

08/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0272-ELDORADO SPRINGS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Warm Springs Road and Eldorado Lane and between McLeod Drive and Mountainboro Lane within Paradise (description on file). JG/nai/syp (For possible action)

RELATED INFORMATION:

**APN:**

177-12-523-006

**LAND USE PLAN:**

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

The plan depicts the vacation and abandonment of a 14 foot wide underground drainage easement that runs along the north property line. The applicant states that there are no storm drain facilities in the easement. As a result, Public Works has requested a 14 foot wide drainage easement that is not underground.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-22-0019	Single-family residential development and for finished grade	Approved by BCC	March 2022
TM-22-500011	43 lot single-family residential development	Approved by BCC	March 2022
VS-0791-15	Vacated and abandoned a portion of right-of way being McLeod Drive - recorded	Approved by PC	January 2016
ADET-900343-15 (ZC-1660-02)	Administrative extension of time for a zone change to R-E and R-2 zoning until April 23, 2016 to complete	Approved by ZA	April 2015
ET-400124-11 (ZC-1660-02)	Third extension of time approved until January 22, 2015 to complete	Approved by BCC	February 2012
ET-400300-08 (ZC-1660-02)	Second extension of time approved until January 22, 2012 to complete	Approved by BCC	December 2008
ET-400313-05 (ZC-1660-02)	First extension of time approved until January 22, 2009 to complete	Approved by BCC	February 2006

**Prior Land Use Requests**

Application Number	Request	Action	Date
WC-400036-03 (ZC-1660-02)	Waived conditions requiring right-of-way dedication to include 30 feet for McLeod Drive and spandrel at the intersection of McLeod Drive and Eldorado Lane	Approved by BCC	March 2003
ZC-1660-02	Reclassified the site to R-E and R-2 zoning for a single-family residential subdivision	Approved by BCC	January 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP	Medical office complex
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

**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 the drainage easement that is 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:**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Comply with approved drainage study PW22-15848;
- Grant any necessary easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: ELDORADO SPRINGS, LLC**

**CONTACT: DLC CONSULTING, 2885 E. QUAIL AVENUE, LAS VEGAS, NV 89120**

**DRAFT**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-12-523-006

PROPERTY ADDRESS/ CROSS STREETS: Eldorado & Mcleod

### DETAILED SUMMARY PROJECT DESCRIPTION

43 lot subdivision including water, sewer, asphalt, curb, and gutter.

### PROPERTY OWNER INFORMATION

NAME: Eldorado Springs LLC  
ADDRESS: 1000 N Green Valley Pkwy #440-139  
CITY: Henderson STATE: NV ZIP CODE: 89074  
TELEPHONE: \_\_\_\_\_ CELL (702)400-4781 EMAIL: viporhomes@gmail.com

### APPLICANT INFORMATION (must match online record)

NAME: Landon Christopherson  
ADDRESS: 2885 E Quail Ave  
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL (702)521-7021 EMAIL: lchristopherson@novusvi.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Landon Christopherson  
ADDRESS: 2885 E Quail Ave  
CITY: Las Vegas STATE: NV ZIP CODE: 89074 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL (702)521-7021 EMAIL: lchristopherson@novusvi.com

\*Correspondent will receive all communication on submitted application(s).

(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 and 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)\*

Andrew Grasso  
Property Owner (Print)

5/3/24  
Date

### DEPARTMENT USE ONLY:

- |                              |                             |                              |                               |                             |  |                             |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC            | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input checked="" type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC            | OTHER _____                 |

APPLICATION # (s) VS-24-007a  
PC MEETING DATE 8/16/2024  
BCC MEETING DATE \_\_\_\_\_  
TAB/CAC LOCATION Paradise

ACCEPTED BY NAI  
DATE 6/3/2024  
FEES \$1,200.00

DATE 7/9/2024

May 2, 2024

Clark County  
Comprehensive Planning  
500 South Grand Central Parkway  
P.O. Box 551744  
Las Vegas, Nevada 89155-1744

**APN:** 17712523006  
**Re:** Vacation of Drainage Easement

To Whom It May Concern:

We respectfully submit this application for a Vacation of Drainage Easement. When the original map was recorded on the property the map recorded an "14' underground drainage easement" since there are no storm drain facilities in the easement Public Works has requested we vacated the easement and rededicate it as just "14' drainage easement". If you have any questions or need further information please feel free to contact me at 702-521-7021

Respectfully Submitted,

Landon Christopherson, P.E.

9

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0301-SCRIPPS BROADCAST HOLDINGS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase fence height; 2) reduce setback; and 3) alternative street landscaping in conjunction with a broadcast television facility on 2.26 acres in a CG (Commercial General) Zone.

Generally located on the northwest corner of Valley View Boulevard and Pioneer Avenue within Paradise. JJ/jud/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

162-18-503-017

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the fence height to 8 feet where 5 feet is the standard within the front setback per Section 30.04.03 (a 167% increase).
2. Reduce the front setback to 5.5 feet where 10 feet is the standard per Section 30.02.14 (a 45% reduction).
3. Allow a fence within the street landscaping area where not permitted per Section 30.04.01.

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3355 S. Valley View Boulevard
- Site Acreage: 2.26
- Project Type: Fence and landscaping
- Fence Height (feet): 8
- Parking Required/Provided: N/A
- Sustainability Required/Provided: N/A

**Site Plan**

The site is improved with a 30,461 square foot building for a broadcast television facility. Two points of ingress/egress are provided, one along Pioneer Avenue and another along Valley View Boulevard. The parking is secured within a gated area on the northern portion of the parcel. Landscaping is installed along Valley View Boulevard and Pioneer Avenue. There is an existing unpermitted decorative wrought iron fence on the south side of the site, along Pioneer Avenue.



The applicant is proposing an additional decorative wrought iron fence along portions of south side of the site and along the east side of the site (front) connecting to the existing access gate along Valley View Boulevard. The location of the fence ranges from 5.5 feet from the property line to 9.3 feet from the property line.

Landscaping

The plan depicts an existing 120 foot long, 8 foot high decorative wrought iron fence along the south side of the site (street side), setback 10 feet from the property line. The existing fence is within the street landscape strip. An additional 272 foot long, 8 foot high decorative wrought iron fence is proposed along the east side and the remainder of the south side. Along the east side the fence will be set back 5.5 feet from the property line and will be within the required street landscaping.

Elevations

The plan depicts an approximately 392 foot long decorative wrought iron fence along the south and east sides of the site. The overall height of the of the fence is 8 feet.

Applicant's Justification

The applicant states the installation of the fence within the front setback is due to the constraints fronting Valley View Boulevard. The existing landscaping strip consists of small trees and the over width of the landscape area is 12 feet. The applicant states that the fence is needed for the security of the employees and the property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-1038-06 (ET-0257-08)	Extension of time for the recordation of vacation and abandonment for portions of rights-of-way - expired	Approved by BCC	November 2008
VS-1038-06	Vacated and abandoned portions of rights-of-way - expired	Approved by BCC	November 2006
ZC-1656-05	Reclassified 2.3 acres from M-1 to C-2 zoning for a broadcast television station	Approved by BCC	December 2005
UC-0761-04	Heliport in conjunction with an existing television broadcasting facility	Approved by PC	June 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL	Convenience store & gasoline station
South	Entertainment Mixed-Use	RM50	Undeveloped
East	Entertainment Mixed-Use	IL	Vehicle repair & showroom/warehouse facility
West	Entertainment Mixed-Use	IL	Office/warehouse building (under construction)

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Even though the proposed fence will not reduce the required street landscaping, staff finds that this request is a self-imposed hardship. In 2022, the applicant filed a building permit for a wrought iron fence (BD22-26480), that met the required 10 foot setback. The building permit was never finalized, and it expired. However, most of the southern portion of the fence that was part of that permit was installed. The applicant now is proposing a similar fence for the remaining areas of the south and east sides of the site, but the location of the proposed fence does not meet the required setback. Consequently, staff cannot support this request.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: BEN TORRELLA**

**CONTACT: BEN TORRELLA, 712 MAXLEY COURT, LAS VEGAS, NV 89145**

**DRAFT**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 16218503017

PROPERTY ADDRESS/ CROSS STREETS: SCRIPPS BROADCAST HOLDINGS LLC 3355 S VALLEY VIEW BLVD

**DETAILED SUMMARY PROJECT DESCRIPTION**

Installation of metal railing fence to be constructed behind sight visibility zones.

**PROPERTY OWNER INFORMATION**

NAME: SCRIPPS BROADCAST HOLDINGS LLC  
 ADDRESS: 3355 S VALLEY VIEW BLVD  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89102  
 TELEPHONE: 702.257.8366 CELL 702.355.6988 EMAIL: ken.johnson@ktnv.com

**APPLICANT INFORMATION (must match online record)**

NAME: BENJAMIN TORRELLA  
 ADDRESS: 712 MAXLEY  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89145 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702 516 7570 CELL 702 665 9507 EMAIL: ben.designland@gmail.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: SAME AS APPLICANT  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

\*Correspondent will receive all communication on submitted application(s).

(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.

Jeff A Keenan VP/GM Jeff A Keenan 4/4/24  
 Property Owner (Signature)\* Property Owner (Print) Date

**DEPARTMENT USE ONLY:**

- |                              |                             |                              |                               |                             |                             |  |
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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC            |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                            |

APPLICATION # (s) WS-24-0301  
 PC MEETING DATE 8/10/2024  
 BCC MEETING DATE \_\_\_\_\_  
 TAB/CAC LOCATION Paradise

ACCEPTED BY NAT  
 DATE 6/12/2024  
 FEES \$800.00

DATE 7/9/2024



D E S I G N L A N D

712 Maxley Ct. Las Vegas, NV 89145

Tel. 702.665.9507

Clark County Planning & Zoning  
500 S Grand Central Pkwy #1, Las Vegas,  
NV 89155  
Phone: 248.867.0535

April 1, 2024

Re: JUSTIFICATION LETTER - WAIVER OF DEVELOPMENT STANDARDS

Standard: Fence Height

Request:

- We are requesting to install a 8-foot tall fence within the front setback along Valley View Blvd. When 3ft is the maximum per section 30.04.03
- Allow fence in landscape area where not permitted per section 30.04.01

Justification: This request is for the installation of a metal railing fence along the front setback due to the constraints fronting Valley View Blvd. There is existing landscaping with small trees within the 12 feet landscape area between the ROW and the building. Should the fence be less than 4 feet from the building, vandalism will continue on the property. This fence is important for securing the people and property.

The fence will be 5'-6" and 9'-0" from the property line, and 1'-0" to 4'-0" behind the site visibility

Thank you for the opportunity to submit this application for your review. Please contact me at 702.665.9507 if you have any questions.

Sincerely,

Ben Torrella, PE Principal

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**AR-24-400071 (UC-22-0280)-PARBALL NEWCO, LLC:**

**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: 1) allow primary means of access to accessory buildings from the exterior of the resort; and 2) deviations as shown per plans on file.

**DEVIATIONS** for the following: 1) allow alternative landscaping and pedestrian realm; and 2) all other deviations as depicted per plans on file.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setback.

**DESIGN REVIEW** for accessory buildings (tavern/restaurant/retail) for a resort hotel (Horseshoe) on 30.0 acres in a CR (Commercial Resort) Zone.

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

---

**RELATED INFORMATION:**

**APN:**

162-21-111-001

**USE PERMITS:**

1. Allow primary means of access to proposed accessory buildings from the exterior of the resort per Table 30.44-1.
2. All other deviations as shown on plans.

**DEVIATIONS:**

1. Allow alternative landscaping along the street frontage (Las Vegas Boulevard South) where required per Table 30.56-2, Table 30.64-2 and, Figure 30.64-17.
2. All other deviations as shown on plans.

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce setback to 21 feet 3 inches where 25 feet from back of curb along Las Vegas Boulevard South is required per Section 30.56.060.

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3645 Las Vegas Boulevard South
- Site Acreage: 30.0

- Project Type: Accessory buildings in conjunction with a resort hotel (Horseshoe)
- Number of Stories: 4 (Building 1)/4 (Building 2)
- Building Height (feet): 80 (Building 1)/57 (Building 2)
- Square Feet: 27,803 (Building 1)/27,914 (Building 2)
- Parking Required/Provided: 5,142/7,448

#### Site Plans & History

The approved request allowed for the applicant to remove several buildings from the western portion of the Grand Bazaar Shops at Horseshoe (formerly Bally's) and construct 2 new 4 story retail accessory buildings that include restaurants with outside dining, a tavern, and outside entertainment space.

The approved plans depict 2 buildings that are located adjacent to Las Vegas Boulevard South. The existing driveway entrance on Las Vegas Boulevard South is to remain unchanged along with the pedestrian bridges located on Las Vegas Boulevard South and Flamingo Road. Building 1 (northern) is located 23 feet from Las Vegas Boulevard South and encompasses the recently approved revised pylon sign structure (DR-22-0177) and will have direct access to the pedestrian bridge along Las Vegas Boulevard South. Building 2 (southern) is located 21 feet from Las Vegas Boulevard South for a pedestrian realm and is separated from the northern building by the relocated pedestrian access easement. The pedestrian access easement (pedestrian realm) will be partially relocated to the east side of the proposed buildings and is 18 feet wide with a 15 foot pedestrian zone and two 1.5 foot wide shy zones on either side of the pedestrian zone. The existing pedestrian realm will remain along Las Vegas Boulevard South and connect to the pedestrian bridges and the rest of the Grand Bazaar Shops to the east. The upper canopy and balconies of Building 1 (northern) encroach into the 25 foot setback from Las Vegas Boulevard South (2 feet on Level 3 and 3 feet 9 inches on Level 4).

As part of the original approval, an application for review after 2 years to reasonably assess and mitigate if there are any noise impacts that may result from the approved outdoor live entertainment. This application is a result of the conditions of approval.

#### Landscaping

The approved plans depict a new landscape area at the intersection of Las Vegas Boulevard South and Flamingo Road (ranging from 20 feet to 21 feet wide) which is inaccessible to pedestrian traffic and farther south along Las Vegas Boulevard South in front of proposed Building 2 (ranging from 7 feet to 10 feet wide). A portion of the landscaping is within the existing right-of-way area and is covered by an existing License and Maintenance agreement with Public Works. New on-site landscaping will also be located along the western elevation of Building 2. New landscaping materials include a mix of palm trees, shrubbery with groundcover and accent plants.

#### Elevations

The approved plans depict 2 buildings with Building 1 (northern) being a 4 story structure that has an overall height of 80 feet. The building integrates and surrounds the recently approved revised pylon sign. The building exterior includes decorative brick, metal awnings, exposed steel canopies and balcony's, aluminum window system, aluminum and clear view railings,

mural wall graphic space, decorative metal panels, and covered stage. Building 2 (southern) is a 4 story structure with modern design and has an overall height of 57 feet. The building exterior has aluminum composite metal panels in dark bronze finish, decorative wood panels, cast-in-place concrete walls with glass bottle decorative details, exposed steel balcony with aluminum railing systems and perforated metal, aluminum window systems and intermediate mullions LED screen wall. Both buildings include screening of all roof mounted mechanical equipment.

#### Floor Plans

The approved plans depict Building 1 (northern) consisting of 27,803 square feet spread out over 4 levels and a basement. Level 1 includes a dining room with stage, restrooms, and back of house areas. Level 2 includes additional dining, bar area, kitchen, open area to view the stage on the lower level, access to the pedestrian bridge, and exterior terrace on the east elevation. Level 3 includes lounge seating and event space, bar, back of house spaces, restrooms, and exterior terraces on the east and west elevations. Level 4 includes partially covered rooftop dining, stage, back of house, restrooms, and access to the roof mounted mechanical equipment.

The approved plans depict Building 2 (southern) consisting of 27,914 square feet spread out over 4 levels with a basement. Level 1 includes 2 bar areas and restrooms. Level 2 includes kitchen and back of house areas. Level 3 includes bar and dining area, and restrooms. Level 4 includes an exterior rooftop dining area with bar and restrooms.

#### Signage

Signage is not a part of this request.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0280:

#### Current Planning

- 2 year review to reasonably assess and mitigate if there are any negative noise impacts that may result from the outdoor live entertainment;
- Outdoor live entertainment per plans with the performance stage and amplified sound to be directed to the north;
- The surface area of the sidewalk/pedestrian access easement to consist of colors, patterns, texture, and/or material different from the adjacent private walkways and plaza area with final design to be approved by staff;
- Pedestrian access easement must be kept clear of any obstructions, including all customer queuing;
- 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time



specified; and that this application must commence within 2 years of approval date or it will expire.

#### Public Works - Development Review

- If the pedestrian bridge is being attached directly to the building, an agreement with Public Works is required for said attachment.

#### 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.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0196-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### Applicant's Justification

The applicant states that the existing use for outdoor live entertainment has had over 100 concerts and shows and have not received any complaints from the County. As part of the original approval (UC-22-0280) an application for review is required after 2 years of operation. The applicant is requesting the required 2 year review be approved with no additional applications for review.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-22-0280	Allowed primary means of access to accessory buildings from the exterior of the resort; deviations as shown per plans on file; deviations for alternative landscaping and pedestrian realm; with a design review for accessory buildings (tavern/restaurant/retail for resort hotel)	Approved by BCC	June 2022
DR-22-0177	Comprehensive sign package for increased sign height	Approved by BCC	May 2022
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**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	CR	Drai's Beach club & nightclub
South	Entertainment Mixed-Use	CR	Paris Resort Hotel
East	Entertainment Mixed-Use	CR	Portions of Bally's Resort Hotel
West	Entertainment Mixed-Use	CR	Bellagio Resort Hotel

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

The Applicant has demonstrated compliance with conditions and is progressing through the development process.

Staff can support this request as there has been no substantiated violations since the original approval. The location of the buildings and designs should have minimal to no impact on the surrounding land uses and properties; therefore, staff recommends removal of the time limit.

**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:**

**Comprehensive Planning**

- Remove the time limit.

**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: JGB VEGAS RETAIL LESSEE, LLC**

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

**DRAFT**

# PLANNER COPY

AR-24-400071



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-21-111-001

PROPERTY ADDRESS/ CROSS STREETS: Flamingo and Las Vegas Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

Required Review of UC-22-0280 regarding noise impacts

PROPERTY OWNER INFORMATION

NAME: Parball Newco, LLC  
 ADDRESS: 1 Caesars Palace Dr  
 CITY: Las Vegas STATE: NV ZIP CODE: 89109  
 TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

APPLICANT INFORMATION

NAME: JGB Vegas Retail Lessee, LLC  
 ADDRESS: 2580 Sorrel Street  
 CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # n/a  
 TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell – Jennifer Lazovich  
 ADDRESS: 1980 Festival Plaza Dr. #650  
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164874  
 TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: apierce@kcrnlaw.com

\*Correspondent will receive all project communication

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

[Signature]  
 Property Owner (Signature)\*

MARC PAQUETTE  
 Property Owner (Print)

5-13-24  
 Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input checked="" type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) AR-24-400071

PC MEETING DATE \_\_\_\_\_

BCC MEETING DATE 08/07/24

TAB/CAC LOCATION Paradise

DATE 07/09/24

ACCEPTED BY MY

DATE 6/5/24

Fees \$800

\$800

AR-24-400071

**PLANNER  
COPY**

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

**KAEMPFER**

**CROWELL**

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

June 4, 2024

VIA EMAIL

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89106

**Re: Justification Letter – Required Review  
Grand Bazaar (Las Vegas Blvd./Flamingo Rd.)  
APN: 162-21-111-001**

To Whom It May Concern:

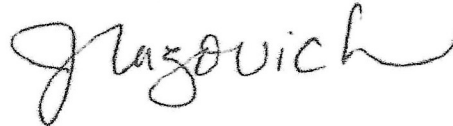
Please be advised this office represents the Applicant in the above-referenced matter. By way of background, on June 22, 2022, the Clark County Board of County Commissioners approved UC-22-0280 allowing for the development of accessory buildings (tavern/restaurant/retail) with outdoor live entertainment in conjunction with a resort hotel. One of the conditions of the approval requires a “2 year review to reasonably assess and mitigate if there are any negative noise impacts that may result for the outdoor live entertainment.”

The Applicant is requesting the required 2-year review with no additional required reviews. Since January 2024, there have been over 100 outdoor live entertainment events conducted and, to the Applicant’s knowledge, there have been no code enforcement issues or violations. The outdoor live entertainment is along Las Vegas Boulevard in heart of the Resort Corridor, and, therefore, the outdoor live entertainment is appropriate.

We thank you in advance for your time and consideration. Should you have any further questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc



**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**SDR-24-0278-MGP LESSOR LLC**

**SIGN DESIGN REVIEWS** for the following: **1)** modifications to an approved comprehensive sign plan for a resort hotel (New York-New York); **2)** increase the area of an existing freestanding sign; and **3)** increase the area of an existing electronic sign (electronic message unit, video) in conjunction with a resort hotel (New York-New York) on a portion of 19.87 acres on a 123.08 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the west side of Las Vegas Boulevard South and the north side of Tropicana Avenue within Paradise. JG/md/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**

162-20-701-012; 162-20-711-007; 162-20-711-008; 162-20-711-012; 162-20-712-226; 162-20-716-002; 162-20-801-009; 162-20-810-003; 162-20-810-004; 162-20-810-006 ptn

**SIGN DESIGN REVIEWS:**

1. Modifications to an approved comprehensive sign plan in conjunction with an existing resort hotel (New York-New York).
2. Increase the area of an existing freestanding sign to 7,764 square feet where 6,814 square feet was previously approved (a 13.95% increase).
3. Increase the area of an electronic sign (electronic message unit, video) to 4,338 square feet where 1,888 square feet was previously approved (a 129.77% increase) and where a maximum of 150 square feet is allowed per Section 30.05.02H (a 2,792% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3790 S. Las Vegas Boulevard
- Site Acreage: 19.87 (site)/123.08 (overall)
- Project Type: Modifications to an existing freestanding sign
- Sign Height (feet): 222
- Square Feet: 7,764 (existing freestanding sign)

**History and Request**

This is a request for modifications to a previously approved comprehensive sign plan for the New York-New York Resort Hotel. The existing freestanding sign was approved via DR-1858-02 by



the Board of County Commissioners in February 2003. The proposed application addresses an increase in sign area, specifically an electronic message unit (video), to the existing freestanding sign located on APN 162-20-801-009. No additional signage or site modifications are proposed with this application.

**Site Plan**

The existing freestanding sign is located at the northeast portion of the site on the west side of Las Vegas Boulevard South and 625 feet north of Tropicana Avenue. The freestanding sign features the following setbacks: 1) 3 feet from the north property line; and 2) 17.5 feet from the east property line adjacent to Las Vegas Boulevard South. The structure for the existing sign will remain with no modifications to the location or the existing setbacks. There are no proposed changes to the location or design of the existing buildings, landscaping, or uses on the site.

**Sign Plans**

The plans depict an existing freestanding sign with a maximum height of 222 feet. The freestanding sign consists of 2 sides with existing electronic messaging units (video), each measuring 1,352 square feet in area. An additional 1,975 square feet of electronic messaging units will be added to the north and south sides of the sign. A third electronic messaging unit, measuring 949 square feet in area, will be added to the east side of the sign, orientated towards Las Vegas Boulevard South. Per Code, the allowable sign area for a sign with more than 2 sides is calculated by 50 percent of the sum of the proposed area of all sign faces.

The following tables are a summary of the existing and proposed signage:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	# of existing signs	# of proposed signs	Total # of signs
Freestanding*	10,064	2,450**	12,514	22	-1	21
Wall/Awning	32,822	0	32,822	46	0	46
Monument	19	0	19	1	0	1
Projecting	1,269	0	1,269	5	0	5
Hanging	1,132	0	1,132	10	0	10
Overall Total	45,306	2,450**	47,756	84	-1	83

\*The freestanding sign also contains an Electronic Message Unit (video).

\*\*More than 2-sided sign: 50% of the sum of the proposed area of all sign faces.

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	# of existing signs	# of proposed signs	Total # of signs
Electronic Message Unit, (Video)	3,424	2,450**	5,874	5	0	5
All Animated Signs	14,906	0	14,906	34	0	34

**Proposed Freestanding Sign Modifications**

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	# of existing signs	# of proposed signs	Total # of signs
Existing "NYNY" Sign	1,723	0	1,723	1	0	1
Existing Neon Crown	630	0	630	1	0	1
Existing Static Display	2,573	-1,500	1,073	2	-1	1
Existing Traveling Display	536	0	536	1	0	1
New EMU Video	1,352	2,450**	3,802	1	0	1
Overall Total - Freestanding* Sign	6,814	950	7,764	6	-1	5

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	# of existing signs	# of proposed signs	Total # of signs
Existing "Traveling" LED Sign	536	0	536	1	0	1
Proposed LED Sign	1,352	2,450**	3,802	1	0	1
Overall Total - Electronic Message Unit (Video)	1,888	2,450**	4,338	2	0	2

**Applicant's Justification**

The applicant states this request will not increase the overall dimensions of the freestanding sign marquee and the remaining existing individual signs on the freestanding sign marquee remain unchanged; including the "New York New York" cabinet sign, one static backlit display, and the "traveling" LED sign. The remodeled sign will allow more flexible presentations because the display is consolidated into 1 instead of 2 or 3 signs.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0065-17	Fifth amendment to an approved comprehensive sign plan	Approved by BCC	March 2017
UC-0073-15	Fourth amendment to an approved comprehensive sign plan	Approved by BCC	April 2015

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0757-14	Third amendment to an approved comprehensive sign plan and modifications to an approved recreational facility	Approved by BCC	October 2014
UC-0607-14	Temporary events in conjunction with the New York-New York Resort Hotel	Approved by BCC	September 2014
UC-0749-13	Recreational facility (arena/events center), fairgrounds, commercial buildings (shopping center) for retail sales and restaurants, and water features with use permits and a waiver to reduce parking in conjunction with existing resort hotels (New York-New York, Park MGM, and CityCenter)	Approved by BCC	January 2014
UC-0747-13	Established shared parking for the Excalibur, Luxor, and Mandalay Bay Resort Hotels located to the south of this site and allowed the use of the parking areas for those resort hotels to be used as off-site parking for events at the New York-New York, Monte Carlo, and CityCenter properties	Approved by BCC	January 2014
UC-0623-13	Outside sales structures/booths in conjunction with the New York-New York Resort Hotel	Approved by BCC	November 2013
DR-0559-13	Second amendment to an approved comprehensive sign plan	Approved by BCC	November 2013
DR-0519-13	First amendment to an approved comprehensive sign plan	Approved by BCC	October 2013
WS-0436-13	Comprehensive sign plan with design reviews to increase wall sign area and animated signs	Approved by BCC	September 2013
UC-0320-13	Modification to a resort hotel and sidewalk/pedestrian access easement and exterior access to retail and restaurant areas	Approved by BCC	July 2013
UC-0194-13	Modifications to the New York-New York Resort Hotel including exterior access, outside dining and drinking areas, and new sidewalk/pedestrian access easement	Approved by BCC	June 2013
UC-0744-12	Modifications to the exterior of the New York-New York resort hotel for signage and exterior access to an on-premises consumption of alcohol establishment	Approved by BCC	February 2013
DR-1858-02	Freestanding sign for New York-New York resort hotel	Approved by BCC	February 2003
UC-0133-02	Additional signs for the New York-New York resort hotel	Approved by BCC	March 2002

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1744-94	New York-New York resort hotel	Approved by BCC	January 1995

\*The prior land use requests listed within the table above are for APN 162-20-801-009 only.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60)	Park MGM, City Center & Aria resort hotel
South	Entertainment Mixed-Use	CR (AE-60)	Excalibur resort hotel
East	Entertainment Mixed-Use	CR (AE-60)	MGM Grand resort hotel
West	Entertainment Mixed-Use	CR (AE-60)	T-Mobile Arena

**Related Applications**

Application Number	Request
SDR-24-0279	Modifications to an existing freestanding sign (Park MGM resort hotel) is a related item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis****Comprehensive Planning**

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area. Additionally, comprehensive sign plans shall demonstrate the proposal will improve the aesthetics of the development and will not have an adverse impact on the use, enjoyment, or value of property.

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 modifications to the existing freestanding sign are consistent in style, design, and scale with the previously approved resort hotel and with other resort hotels within the immediate area along Las Vegas Boulevard South. Staff finds the modifications to the freestanding sign and the previously approved comprehensive sign package should not have an adverse or negative impact on the surrounding land use or properties; therefore, recommends approval.



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-20-801-009

PROPERTY ADDRESS/ CROSS STREETS: 3790 South Las Vegas Boulevard

**DETAILED SUMMARY PROJECT DESCRIPTION**

Amend the Comprehensive Sign package to increase sign area of one freestanding animated sign by 2,407 square feet

**PROPERTY OWNER INFORMATION**

NAME: MGP Lessor, LLC  
 ADDRESS: 3600 South Las Vegas Boulevard  
 CITY: Las Vegas STATE: NV ZIP CODE: 89109  
 TELEPHONE: 702-692-2012 CELL: \_\_\_\_\_ EMAIL: bkaiser@mgmresorts.com

**APPLICANT INFORMATION**

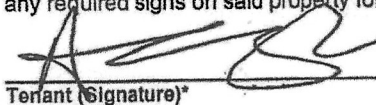
NAME: New York New York Hotel & Casino, LLC (Tenant)  
 ADDRESS: 3790 South Las Vegas Boulevard  
 CITY: Las Vegas STATE: NV ZIP CODE: 89109 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL: (702) 528-6848 EMAIL: bkaiser@mgmresorts.com

**CORRESPONDENT INFORMATION**

NAME: George Rogers  
 ADDRESS: 6325 South Jones Boulevard, Suite 100  
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 168923  
 TELEPHONE: (702) 894-5027 CELL: (702) 376-9782 EMAIL: pac@gmralv.com

\*Correspondent will receive all project communication

(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 and 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.

  
 Tenant (Signature)\*

Ashley Eddy  
 Tenant (Print)

January 26, 2024  
 Date

**Authorized Representative**

**DEPARTMENT USE ONLY:**

- |                              |                             |                              |   |                             |                             |                             |
|------------------------------|-----------------------------|------------------------------|---|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AG  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD           | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC             | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input checked="" type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) SDR-24-0278  
 PC MEETING DATE -  
 BCC MEETING DATE 8/7/24 @ 9:00 AM.  
 TAB/CAC LOCATION PARADISE

ACCEPTED BY MND  
 DATE 6/7/24

DATE 7/9/24 @ 7:00 PM

12

**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:**

**Comprehensive Planning**

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** NEW YORK NEW YORK HOTEL AND CASINO, LLC (TENANT)

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



George M. Rogers, Architect  
 Architecture ■ Interiors  
 6325 S. Jones Boulevard, Suite 100  
 Las Vegas, Nevada 89118  
 (702)894-5027  
 fax (702)894-5028  
 www.gmrarchitect.com

May 20, 2024

SDR - 24-0278

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

**PLANNER  
 COPY**

re: APN 162-20-801-009,  
 3790 South Las Vegas Boulevard  
 Letter of Justification New York New York Signage

To Whom It May Concern,

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

**Request**

**Sign Design Review**

Increase the area of the existing LED displays on the freestanding marquee sign that is adjacent to Las Vegas Boulevard South to a total of 4,295 square feet exceeding the maximum area of 150 square feet. The project is located in a CR District.

**Project Description**

The project includes consolidating an existing static sign and an existing LED display on the existing freestanding sign and augmenting them into a single display on the north, south and east faces of the sign, located adjacent to Las Vegas Boulevard South approximately 800 feet north of Tropicana Avenue. The sign was originally approved under the application DR-02-1858. The building permits approved for the sign are BD03-12522, BD03-16584 and BD14-38430. The new display will increase the area of the freestanding signage to a total of 4,295 square feet in accordance with the calculation in Title 30 for a three-sided sign. The sign will be an Electronic Message Unit for video images. A sign matrix, including the proposed freestanding sign modifications, has been included as an addendum to this letter. The sign matrix is derived from the calculations and table from UC-0065-17.

The freestanding marquee sign is the only sign that is included in this application request.

**Justification**

This application is justified for the following reasons:

- This application will not increase the overall dimensions of the freestanding sign marquee in any dimension.
- The existing setbacks that were approved with the sign are not changed and they remain compliant.
- The total number of freestanding signs is unchanged.
- The remaining existing individual signs on the freestanding sign marquee are unchanged; including the "New York New York" cabinet sign, one static backlit display, and the "traveling" LED sign.
- The proposal will delete one of the static backlit displays and increase the area of the Electronic Message Unit, Video.
- If the application is approved the remodeled sign will allow more flexible presentations because the display is consolidated into one instead of two or three.

We look forward to your review and comments.

Very truly yours,



George M. Rogers, AIA

**PLANNER  
COPY**



**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**SDR-24-0279-MGP LESSOR LLC:**

**SIGN DESIGN REVIEWS** for the following: **1)** modifications to an approved comprehensive sign plan for a resort hotel (Park MGM); **2)** increase the area of an existing freestanding sign; and **3)** increase the area of an existing electronic sign (electric message unit, video) in conjunction with a resort hotel (Park MGM) on a portion of 20.80 acres on a 123.08 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the west side of Las Vegas Boulevard South, 1,330 feet south of Harmon Avenue within Paradise. JG/md/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-20-701-012; 162-20-711-007; 162-20-711-008; 162-20-711-012; 162-20-712-226; 162-20-716-002; 162-20-801-009; 162-20-810-003; 162-20-810-004; 162-20-810-006 ptn

**SIGN DESIGN REVIEWS:**

1. Modifications to an approved comprehensive sign plan in conjunction with an existing resort hotel (Park MGM).
2. Increase the area of an existing freestanding sign to 4,896 square feet where 4,420 square feet was previously approved (a 10.77% increase).
3. Increase the area of an electronic sign (electronic message unit, video) to 4,896 square feet where 4,420 square feet was previously approved (a 10.77% increase) where a maximum of 150 square feet is allowed per Section 30.05.02H (a 3,164% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3770 S. Las Vegas Boulevard
- Site Acreage: 20.80
- Project Type: Modifications to an existing freestanding sign
- Sign Height (feet): 140
- Square Feet: 9,316

**History and Request**

This is a request for modifications to a previously approved comprehensive sign plan for the Park MGM Resort Hotel. The existing freestanding sign was approved via UC-0521-17 by the Board

of County Commissioners in August 2017. This previously approved use permit allowed the reconstruction of the existing freestanding sign to include video units. The proposed application addresses an increase in sign area, specifically an electric message unit (video), to the existing freestanding sign located on the west side of Las Vegas Boulevard South and 1,330 feet south of Harmon Avenue. No additional signage or site modifications are proposed with this application.

Site Plan

The existing freestanding sign is located at the northeast corner of the site (APN 162-20-716-002) adjacent to Las Vegas Boulevard South. The freestanding sign features the following setbacks: 1) 5 feet from the east property line along Las Vegas Boulevard South; and 2) 10 feet from the north property line. The structure for the existing sign will remain with no modifications to the location or the existing setbacks. There are no proposed changes to the location or design of the existing buildings, landscaping, or uses on the site.

Sign Plan

The plan depicts an existing freestanding sign with a maximum height of 140 feet. The freestanding sign consists of 2 sides with an electronic message unit (video), each measuring 4,420 square feet in area. A third side will be added to the sign consisting of an electronic message unit (video) measuring 952 square feet and orientated towards Las Vegas Boulevard South. Per Code, the allowable sign area for a sign with more than 2 sides is calculated by 50 percent of the sum of the proposed area of all sign faces. Therefore, 1 side of the sign measures 4,896 square feet in area.

The following tables are a summary of the existing and proposed signage:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	# of existing signs	# of proposed signs	Total # of signs
Freestanding*	10,963	476**	11,439	13	0	13
Monument	189	0	189	5	0	5
Wall	20,682	0	20,682	54	0	54
Directional	100	0	100	5	0	5
Projecting	279.6	0	279.6	13	0	13
Hanging	1,384	0	1,384	15	0	15
<b>Overall Total</b>	<b>33,597.6</b>	<b>476</b>	<b>34,073.6</b>	<b>105</b>	<b>0</b>	<b>105</b>

\* The freestanding sign also contains an Electronic Message Unit (video)

\*\*More than 2-sided sign: 50% of the sum of the proposed area of all sign faces.

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	# of existing signs	# of proposed signs	Total # of signs
Electronic Message Unit (video)	8,840	476	9,316***	9	0	9

\*\*\*This is the cumulative area of the 3-sided sign.

Applicant's Justification

Per the applicant, this request will not make the marquee taller or larger in any dimension. The remodeled sign will allow more flexible presentations because the display is consolidated into one 3-sided electronic message unit (video), instead of 2 or 3.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-21-0566	Modifications to a previously approved comprehensive sign plan	Approved by BCC	November 2021
ADR-21-900501	Façade upgrades for The Crack Shack restaurant	Approved by ZA	September 2021
UC-20-0546	Project of regional significance for a monorail (people mover system), waiver to not provide a franchise agreement, and a related design review	Approved by BCC	October 2021
DR-19-0647	Modified landscaping and modifications to a previously approved comprehensive sign package	Approved by BCC	October 2019
VS-19-0648	Vacated and abandoned a portion of the existing pedestrian access easement	Approved by BCC	October 2019
UC-19-0451	Amended sign plan for a projecting sign	Approved by BCC	August 2019
VS-19-0414	Vacated and abandoned pedestrian access easement (vertical height)	Approved by PC	July 2019
DR-19-0336	Amended the sign plan for Park MGM for a wall sign (The Crack Shack)	Approved by BCC	June 2019
VS-1016-17	Vacated and abandoned a pedestrian access easement for sidewalks granted to Clark County	Approved by PC	January 2018
DR-0742-17	Amended sign plan for the T-Mobile Arena to add directional and monument signs	Approved by BCC	November 2017
UC-0521-17	Rebrand of the Monte Carlo Resort Hotel to the Park MGM with building addition, modification, and an amended sign plan	Approved by BCC	August 2017
DR-0680-16	Amended sign plan for the Monte Carlo Resort Hotel	Approved by BCC	November 2016
DR-0511-16	Additions, modifications, remodel, and rebranding of a portion of an existing resort hotel (Monte Carlo)	Approved by BCC	September 2016
ADR-0362-16	Converted the Aria Theatre into additional convention space which amended the combined parking for CityCenter, New York-New York, Monte Carlo, and the T-Mobile Arena	Approved by ZA	May 2016
DR-0362-15	Addition and modifications to the Monte Carlo Resort Hotel for a theatre/concert hall	Approved by BCC	August 2015
UC-0177-15	Amended comprehensive sign plan and modifications and realignment of sidewalks/pedestrian access easements	Approved by BCC	May 2015

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0024-14	Amended a comprehensive sign plan for the Monte Carlo Resort Hotel	Approved by BCC	March 2014
UC-0749-13	Arena and events center with a parking reduction in conjunction with the New York-New York, Monte Carlo, and CityCenter Resort Hotels	Approved by BCC	January 2014
UC-0738-13	Comprehensive sign plan for the Monte Carlo Resort Hotel	Approved by BCC	December 2013
UC-0101-13	Modification to the Monte Carlo Resort Hotel including addition of new tenant spaces and redesign of the pedestrian plaza	Approved by BCC	April 2013
UC-0283-11	Tavern with an outside drinking area and outdoor live entertainment	Approved by PC	December 2011
UC-0364-09	Reduced on-site parking for 2 resort hotels (CityCenter and Monte Carlo)	Approved by BCC	July 2009

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	City Center & Aria resort hotel
South	Entertainment Mixed-Use	CR (AE-60)	New York-New York resort hotel & T-Mobile arena
East	Entertainment Mixed-Use	CR (AE-60)	MGM Grand resort hotel & showcase mall
West	Entertainment Mixed-Use	CR (AE-60)	City Center

**Related Applications**

Application Number	Request
SDR-24-0278	Modifications to an existing freestanding sign (New York-New York resort hotel) is a related item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area. Additionally, comprehensive sign plans shall demonstrate the proposal will improve the aesthetics of the development and will not have an adverse impact on the use, enjoyment, or value of property.

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 modifications to the existing freestanding sign are consistent in style, design, and scale with the previously approved resort hotel and with other resort hotels within the immediate area along Las Vegas Boulevard South. Staff finds the modifications to the freestanding sign and the previously approved comprehensive sign package should not have an adverse or negative impact on the surrounding land use or properties; therefore, recommends approval.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

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

**APPLICANT: BARRIS KAISER**

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



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-20-716-002 162-20-810-006 (MND, 6/7/24)

PROPERTY ADDRESS/ CROSS STREETS: 3770 South Las Vegas Boulevard

**DETAILED SUMMARY PROJECT DESCRIPTION**

Amend the Comprehensive Sign package to increase sign area of one freestanding animated sign by 476 square feet.

**PROPERTY OWNER INFORMATION**

NAME: MGP Lessor, LLC  
 ADDRESS: 3600 South Las Vegas Boulevard  
 CITY: Las Vegas STATE: NV ZIP CODE: 89109  
 TELEPHONE: 702-692-2012 CELL: \_\_\_\_\_ EMAIL: bkaiser@mgmresorts.com

**APPLICANT INFORMATION**

NAME: Park MGM LLC (Tenant)  
 ADDRESS: 3770 South Las Vegas Boulevard  
 CITY: Las Vegas STATE: NV ZIP CODE: 89109 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL: (702) 528-6848 EMAIL: bkaiser@mgmresorts.com

**CORRESPONDENT INFORMATION**

NAME: George Rogers  
 ADDRESS: 6325 South Jones Boulevard, Suite 100  
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 168923  
 TELEPHONE: (702) 894-5027 CELL: (702) 376-9782 EMAIL: pac@gmralv.com

\*Correspondent will receive all project communication

(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 and 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)\*  
 Tenant

Jessica Cunningham  
 \_\_\_\_\_  
 Property Owner (Print) Assistant Secretary  
 Tenant

March 11, 2024  
 \_\_\_\_\_  
 Date

**DEPARTMENT USE ONLY:**

- |                              |                             |                              |                               |                             |                             |                             |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) SDR-24-0279

ACCEPTED BY MND

PC MEETING DATE \_\_\_\_\_

DATE 6/7/24

BCC MEETING DATE 8/7/24 @ 9:00 AM

TAB/CAC LOCATION PARADISE

DATE 7/9/24 @ 7:00 PM



May 20, 2024

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

re: APN 162-20-716-002  
3770 South Las Vegas Boulevard  
Letter of Justification Park MGM Signage

**PLANNER  
COPY**

To Whom It May Concern,

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

## Request

### Sign Design Review

Increase the area of the existing LED displays on the only freestanding marquee sign that is adjacent to Las Vegas Boulevard South by an additional 476 square feet. The existing Electronic Message Unit Video is two sided and this application seeks to add a third side.

The project is located in a CR District.

## Project Description

The project includes adding a third side to the existing north and south LED displays on the existing freestanding sign, located adjacent to Las Vegas Boulevard South approximately 470 feet north of Tropicana Avenue. The sign was originally approved under UC-0521-17 and the most recent comprehensive sign application was DR-21-0566. The new display will increase the electronic Message Unit-Video area of the freestanding signage by approximately 476 square feet in accordance with the calculation in Title 30 for a three-sided sign. The sign will continue to be an Electronic Message Unit for video images. A comprehensive spreadsheet of all existing and proposed signs is attached.

## Justification

This application is justified for the following reasons:

- The application will not make the marquee taller or larger in any dimension.
- There is only one freestanding marquee sign for the Park MGM property.

- The existing setbacks that were approved with the sign are not changed and they are compliant.
- The total number of freestanding signs is unchanged. The total area of all freestanding signs will increase by 4%.
- If the application is approved, the remodeled sign will allow more flexible presentations because the display is consolidated into one three-sided Electronic Message Unit-Video, instead of two or three.

We look forward to your review and comments.

Very truly yours,



George M. Rogers, AIA

**PLANNER  
COPY**



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**SDR-24-0284-MANDALAY PROPCO, LLC**

**SIGN DESIGN REVIEWS** for the following: **1)** modifications to an approved comprehensive sign plan for a resort hotel (Mandalay Bay); **2)** increase the area of an existing freestanding sign; and **3)** increase the area of an existing electronic sign (electronic message unit, video) in conjunction with a resort hotel (Mandalay Bay) on a portion of 124.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay.

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

---

RELATED INFORMATION:

**APN:**

162-29-610-002; 162-29-710-002 ptn

**SIGN DESIGN REVIEWS:**

1. Modifications to an approved comprehensive sign plan in conjunction with an existing resort hotel (Mandalay Bay).
2. Increase the area of an existing freestanding sign to 37,013 square feet where 35,531 square feet was previously approved (a 4.17% increase).
3. Increase the area of an electronic sign (electronic message unit, video) to 45,923 square feet where 44,441 square feet was previously approved (a 3.33% increase) and where a maximum of 150 square feet is allowed per Section 30.05.02H (a 30,515.33% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3930 & 3950 Las Vegas Boulevard South
- Site Acreage: 124 (portion)
- Project Type: Modify the existing sign plan by adding an electronic message unit (video) to an existing freestanding sign for Mandalay Bay resort hotel
- Sign Height (feet): 225 (existing – no proposed changes)
- Square Feet: 35,531 (existing freestanding sign)/1,482 (proposed addition to freestanding sign)/37,013 (new total for freestanding sign)/181,897 (new proposed total for all signage within Mandalay Bay resort hotel)

Site Plan

The site plan depicts an existing freestanding sign for Mandalay Bay resort hotel that was permitted via BD98-19790. This sign is located along the east property line of the Mandalay Bay resort hotel property, adjacent to Las Vegas Boulevard South.

Sign Plans

The plans depict an existing freestanding sign (with 2 sides) which face north and south. Today, the applicant is proposing to add additional sign area to the existing freestanding sign which will feature additional area for an electronic message unit (video). Ultimately, the proposed modification is considered a sign with more than 2-sides per Section 30.05.05 which features an electronic message unit (video).

Currently, the freestanding sign includes an existing electronic message unit (video) display with an overall area of 3,595 square feet each for the north and south facing sides of the sign. The applicant is proposing to add an additional 894 square feet to both the north and south facing sides, and an additional 1,175 square feet on the east facing side of the freestanding sign.

The following tables are a summary of existing and proposed signage:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	# of existing signs	# of proposed signs	Total # of signs
Freestanding *	35,531	1,482 ***	37,013	6	0	6
Monument	48	0	48	1	0	1
Wall*	144,601	0	144,601	53	0	53
Directional	205	0	205	11	0	11
Projecting	30	0	30	1	0	1
Other**	22,222	0	22,222	n/a	n/a	n/a
Overall Total	180,415	1,482	181,897	72	0	72

\*\*\* More than 2-sided sign: 50% of the sum of the proposed area of all sign faces.

\*\* There is an existing 22,222 square foot advertisement on the roof. Since this advertisement is flat on the roof and not visible from any existing or proposed street, freeway, or adjacent use, it is not included in the Overall Total.

\* The freestanding and wall signs also contain animation. The details for animated signs are listed below:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	# of existing signs	# of proposed signs	Total # of signs
Animated	44,441	1,482	45,923	13	0	13

Applicant's Justification

Per the applicant, this request will not increase the height or increase the overall physical area of the existing sign. The existing setbacks were previously approved, and the freestanding sign will not be relocated. The proposed sign remodel will allow for more flexible marketing presentations since the display will be consolidated into 1 video electronic message unit (video), instead of featuring 2 or 3 separate video units.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WC-23-400131 (DR-19-0906)	Waived conditions of a design review requiring full animation allowed only when Mandalay Bay Road is closed to vehicle traffic, with animation at other times to consist of static images that are displayed for a minimum of 1 hour before transitioning to the next static image in conjunction with an existing Resort Hotel (Mandalay Bay)	<del>Approved</del> Denied by BCC	July 2024
AR-23-400106 (UC-20-0104)	Second application for review for a use permit to waive conditions for temporary outdoor events (tailgating)	Approved by BCC	September 2023
AR-21-400040 (UC-20-0104)	First application for review for a use permit to waive conditions for temporary outdoor events (tailgating)	Approved by BCC	May 2021
UC-20-0546	Monorail with waiver to not provide a franchise agreement concurrent with a special use permit for a monorail	Approved by BCC	April 2021
DR-20-0448	Amended a comprehensive sign plan for Mandalay Bay Resort Hotel with increased wall sign area	Approved by BCC	December 2020
DR-20-0272	Amended a comprehensive sign plan for Mandalay Bay Resort Hotel with increased wall sign area	Approved by BCC	August 2020
WC-20-400020 (VS-0387-11)	Waived condition requiring advertising visible from the public right-of-way and not be permitted within the vacated area	Approved by BCC	May 2020
DR-19-0906	Amended a comprehensive sign plan for the Mandalay Bay Resort Hotel with increased sign area and increased animated sign area	Approved by BCC	May 2020
UC-20-0104	Waived conditions for temporary outdoor events (tailgating)	Approved by ZA	April 2020
DR-20-0061	Amended a comprehensive sign plan for the Mandalay Bay Resort Hotel with increased overall animated sign area	Approved by BCC	April 2020

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-18-0081	Extension of private monorail system consisting of fixed guideway structures and columns, a station/terminal, and associated accessory structures	Approved by BCC	March 2018
UC-0617-16	Extension of private monorail system consisting of fixed guideway structures, a station/terminal, and associated accessory structures	Approved by BCC	November 2017
UC-0273-16	Temporary outdoor events longer than 10 days with deviations to development standards	Approved by BCC	June 2016
UC-0041-16	Proposed parking garage in conjunction with a resort hotel, with increased height, reduced height setback, and deviations to development standards	Approved by BCC	April 2016
UC-0574-14 (WC-0023-16)	Waived a condition requiring landscaping for approved expansion to existing convention facilities for the Mandalay Bay Resort Hotel	Approved by BCC	April 2016
DR-0765-15	Amended comprehensive sign plan for the Mandalay Bay Resort Hotel	Approved by BCC	January 2016
UC-0574-14	Expansion to existing convention facilities for the Mandalay Bay Resort Hotel	Approved by BCC	August 2014
DR-0209-13	Comprehensive sign plan for the Mandalay Bay Resort Hotel	Approved by BCC	June 2013
UC-0691-12	Secondhand sales (Four Seasons Hotel)	Approved by PC	January 2013
UC-0544-12	Pool area remodeled with exterior access point (Mandalay Bay)	Approved by PC	November 2012
VS-0387-11	Vacated airspace above Mandalay Bay Road	Approved by PC	October 2011
UC-0740-02	1,126 guestroom hotel tower with incidental hotel uses (The Hotel)	Approved by BCC	August 2002
WS-1301-01	Revisions to a retail center (Mandalay Place)	Approved by PC	November 2001
UC-2067-98	Freestanding signs (Mandalay Bay)	Approved by PC	January 1999
UC-1322-98	Timeshare hotel tower with accessory uses in conjunction with a resort hotel (Mandalay Bay)	Approved by PC	September 1998
UC-0697-98	Modification to an approved resort hotel (Mandalay Bay)	Approved by BCC	June 1998
Agenda Item #68 June 16, 1998 BCC	Amended the dedication of Mandalay Bay Road (formerly Hacienda Avenue)	Approved by BCC	June 1998
Agenda Item #39 March 3, 1998 BCC	Dedication of Mandalay Bay Road (formerly Hacienda Avenue)	Approved by BCC	March 1998

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1546-97	Modification to an approved resort hotel (Mandalay Bay)	Approved by BCC	October 1997
UC-0244-97	Resort hotel with accessory uses (Project Z)	Approved by BCC	April 1997
UC-1543-96	Resort hotel with accessory uses (Project Y)	Approved by PC	October 1996

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE60 & AE65)	Luxor & Excalibur Resort Hotels
South	Business Employment & Public Use	PF (AE60 & AE65)	Undeveloped, Bali Hai Golf Club, Las Vegas Metro Police Substation, & Clark County Fire Station
East	Entertainment Mixed-Use	CR & PF (AE60 & AE65)	Motel, convenience store, retail uses, & undeveloped
West	Entertainment Mixed-Use	CR (AE60 & AE65)	I-15 & Allegiant Stadium

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area. Additionally, comprehensive sign plans shall demonstrate the proposal will improve the aesthetics of the development and will not have an adverse impact on the use, enjoyment, or value of property.

The proposed modification to the existing freestanding sign is consistent in design and scale with signage for other resort hotels within the Resort Corridor. In addition, the proposed signage complies with Section 30.05.01, which promotes a balanced system of sign regulations which promote aesthetically pleasing and compatible signage and promotes commerce and economic development with the Mandalay Bay resort hotel. 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:**

**Comprehensive Planning**

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

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

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



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-29-610-002 & 162-29-710-002

PROPERTY ADDRESS/ CROSS STREETS: 3930 & 3950 South Las Vegas Boulevard

**DETAILED SUMMARY PROJECT DESCRIPTION**

Amend the Comprehensive Sign package to increase sign area of one freestanding animated sign by 1482 square feet.

**PROPERTY OWNER INFORMATION**

NAME: Mandalay Propco, LLC  
 ADDRESS: 3600 South Las Vegas Boulevard  
 CITY: Las Vegas STATE: NV ZIP CODE: 89109  
 TELEPHONE: 702-692-2012 CELL: \_\_\_\_\_ EMAIL: bkaiser@mgmresorts.com

**APPLICANT INFORMATION**

NAME: Mandalay Bay, LLC (Tenant)  
 ADDRESS: 3950 South Las Vegas Boulevard  
 CITY: Las Vegas STATE: NV ZIP CODE: 89109 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL: (702) 528-6848 EMAIL: bkaiser@mgmresorts.com

**CORRESPONDENT INFORMATION**

NAME: George Rogers  
 ADDRESS: 6325 South Jones Boulevard, Suite 100  
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 168923  
 TELEPHONE: (702) 894-5027 CELL: (702) 376-9782 EMAIL: pac@gmralv.com

\*Correspondent will receive all project communication

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

[Signature]  
 Property Owner (Signature)\*  
Tenant

Jessica Cunningham 4.15.2024  
 Property Owner (Print) Assistant Secretary Date  
Tenant

**DEPARTMENT USE ONLY:**

- |                              |                             |                              |   |                             |                             |                             |
|------------------------------|-----------------------------|------------------------------|---|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD           | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC             | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input checked="" type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) SDR-24-0284

ACCEPTED BY [Signature]  
 DATE 6/10/24

PC MEETING DATE \_\_\_\_\_

BCC MEETING DATE 8/7/24

TAB/CAC LOCATION PARADISE DATE 7/9/24



George M. Rogers, Architect  
 Architecture ■ Interiors  
 6325 S. Jones Boulevard, Suite 100  
 Las Vegas, Nevada 89118  
 (702)894-5027  
 fax (702)894-5028  
 www.gmrarchitect.com

May 30, 2024

SDR-24-0284

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

re: APN 162-29-610-002 & 162-29-710-002  
 3930 & 3950 South Las Vegas Boulevard  
 Letter of Justification Mandalay Bay Marquee

To Whom It May Concern,

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

## Request

### Sign Design Review

Increase the area of the existing LED displays on the freestanding marquee sign that is adjacent to Las Vegas Boulevard South by an additional 1482 square feet. The project is located in a CR District.

## Project Description

The project includes the addition of some LED display area on the north and south sides of the existing freestanding sign and the addition of a third side LED display to the existing sign, located adjacent to Las Vegas Boulevard South approximately 600 feet south of Mandalay Bay Road. The sign was originally approved under UC-96-1543 and permitted under BD98-19790, with subsequent applications DR-13-0209 and DR-20-0448, the most recent comprehensive sign application. The new display will increase the area of the freestanding signage by approximately 1482 square feet in accordance with the calculation in Title 30 for a three-sided sign. The sign will continue to be an Electronic Message Unit for video images. A comprehensive spreadsheet of all existing and proposed signs is attached.

## Justification

This application is justified for the following reasons:

- The application will not make the marquee taller or larger in any dimension.



- The existing setbacks that were approved with the sign are not changed and they are compliant.
- The total number of freestanding signs is unchanged. The total area of all freestanding signs will increase by 1%.
- If the application is approved, the remodeled sign will allow more flexible presentations because the display is consolidated into one, instead of two or three.

We look forward to your review and comments.

Very truly yours,



George M. Rogers, AIA

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0289-3450 S MARYLAND PARKWAY, LLC:

USE PERMIT for a congregate care facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified Maryland Parkway Overlay design standards; and 2) modified driveway design standards.

DESIGN REVIEWS for the following: 1) congregate care facility, and 2) modification in conjunction with an existing commercial complex on a 17.34 acre portion of a 76.04 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays.

Generally located on the west side side of Oneida Way and the east side of Maryland Parkway within Paradise. TS/rr/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-14-101-002, 162-14-101-003, 162-14-314-001, 162-14-213-001, 162-14-213-002, 162-14-213-003, 162-14-314-002, 162-14-314-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Allow parking areas and drive aisles between the street and front of the building façade where not allowed per Section 30.02.26E.
  - b. Waive enhanced sidewalks requirement where a minimum of 20 feet enhancement is required per Section 30.04.05H and Table 30.04-9.
  - c. Reduce pedestrian pathway width to 5 feet where a minimum of 10 feet is required per Section 30.02.26E (a 50% reduction).
  - d. Allow façade windows fronting on a right-of-way (Oneida Way) to occupy 11.6% of the area of the façade where a minimum of 20% is required per Section 30.02.26E (a 42% reduction).
  - e. Allow 11.6% transparent glass on the ground floor of a street facing façade (Oneida Way) where at least 70% transparent glass is required per Section 30.02.26E (a 42% reduction).
  - f. Allow 17.4% transparent glass on the ground floor of façades not facing streets where 35% is the minimum required per Section 30.02.26E.3 (a 50.3% reduction).
2.
  - a. Reduce throat depth to 6 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 96% reduction).
  - b. Reduce driveway separation to 180 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 5.3% reduction).
  - c. Reduce driveway width to 32 feet 9 inches from face of curb to face of curb where 35 feet is required per Uniform Standard Drawing 222.1 (a 6.4% reduction).

- d. Reduce minimum driveway radius to 12 feet 1 inch where 25 feet is required per Uniform Standard Drawing 222.1 (a 48.3% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3450 S. Maryland Parkway
- Site Acreage: 17.34 (project site)/ 76.04 (overall)
- Project Type: Congregate care facility
- Number of Stories: 1
- Building Height (feet): 27
- Square Feet: 78,024 (Congregate care facility)/1,177,712 (overall)
- Open Space Required/Provided: 9,932/15,148 (Congregate care facility)/21,456/44,824 (overall)
- Parking Required/Provided: 50/151 (Congregate care facility)/2,552/4,767 (overall)
- Sustainability Required/Provided: 7/7

History & Request

The Boulevard Mall was originally constructed in 1965 and features retail space consisting of in-line, pad, and out parcels with multiple tenants. The north portion of the mall property, being the subject parcel, was reclassified to C-2 zoning via ZC-1078-00 by the Board of County Commissioners in September 2000. Most recently in 2023 WS-23-0226 approved the redevelopment of a 5.3 acre portion of the western side of APN 162-14-101-003 with a gas station (fuel canopy), convenience store with vehicle wash, and 3 retail buildings with restaurants that include drive-thru lanes. The subject request is to redevelop a 5.03 acre portion of the eastern side of APN 162-14-101-003 for a congregate care facility. The project site is located within the Maryland Parkway Overlay (MPO) District and waivers from certain standards have been requested.

Site Plan

An overall site plan has been submitted which includes 8 parcels associated with the Boulevard Mall extending from Desert Inn Road on the north to Katie Avenue on the south and located along the east side of Maryland Parkway. This area is 76.04 acres and includes 1,077,929 square feet of existing retail, office, and theater space, with both existing surface parking and parking structures. Additionally, the site plan shows the development approved via WS-23-0226 which has not yet been constructed along the west side of parcel 162-14-101-003. This includes a 4,472 square foot convenience store, 613 square foot car wash and gas canopy, and 16,674 square feet of retail space in 3 buildings.

A detailed site plan shows the proposed 78,024 gross square foot congregate care facility located on the eastern side of the subject parcel. The building is proposed to be set back 74 feet 7 inches from Oneida Way, 219 feet 9 inches from Desert Inn Road, 288 feet from Maryland Parkway, and 548 feet from the southern property boundary. The main building entrance is located in a

front plaza which is shaded by a canopy. The main entrance faces west towards Maryland Parkway. Two additional entrances are located along the west side of the building along with 3 entrances on the east side of the building. Two open air yard areas with patios are located within the northern and southern portions of the building which are internally accessed. The facility is surrounded by new parking spaces on all sides with 10 accessible parking spaces adjacent to the main entrance. Vehicular access will be from 2 existing driveways from Maryland Parkway, 2 existing driveways from Oneida Way, and 1 existing driveway from Desert Inn Road. Modifications are also proposed to the existing office building south of the proposed congregate care facility. The existing loading dock will be relocated to the east side of the building.

#### Landscaping

The plans indicate street landscaping along Oneida Way consisting of an attached existing sidewalk, an existing 2 foot high wall, and a 17 foot 9 inch wide landscape strip. Within the landscape strip the plan indicates 5 gallon shrubs with large trees planted 30 feet on center. At the end of the strip next to the southern driveway is an existing tree which will be preserved. Medium trees with 5 gallon shrubs are indicated in the new parking areas within the development area on site, including the landscape islands. Trees and shrubs are also located around the perimeter of the proposed building and within the 2 open space yards in the center of the northern and southern portions of the building with covered patios. All proposed trees and shrubs are drought tolerant species with low or very low water needs and are selected from the SNRPC plant list

#### Elevations

The plans depict a 1 story building which is primarily 23 feet in height with a portion near the main entrance which is 27 feet in height. All building entrances are shaded with canopies, not including utility rooms and service entries. The main entrance features a wood look panel canopy with storefront windows. All building windows protected by metal sunshades with low-emissivity glass. Exterior building materials consist of a stucco system with 4 different colors and wall reveals. The building has a flat roof with parapets with 2 foot variations. All roof mounted equipment will be screened by the parapets from public view and the rights-of-way.

#### Floor Plans

The plans indicate a 78,024 square foot, 120 bed facility with 60 rooms with 1 bed and 30 rooms with 2 beds. The plans also show offices and other staff areas, 4 nursing stations, waiting areas, a physical therapy room, salon/barber, kitchen, 4 dining/recreation areas, and storage areas. Two open space areas in the centers of the north and south sides of the building are accessed internally. The plans also depict a 1,119 square foot accessory structure for emergency generators and a 595 square foot accessory structure for bulk oxygen storage located on the east side of the facility.

#### Pedestrian Circulation Plan and Art Plan

The MPO requires the submittal of a pedestrian circulation plan and an art plan for the site. The pedestrian circulation plan documents that the entire building will be surrounding by a 5 foot wide sidewalk with pedestrian crosswalks across the parking area which allow pedestrians to access the site from the public rights-of-way along Desert Inn Road, Maryland Parkway, and Oneida Way, as well as from the commercial and office development located to the south.

Normally the requirement is for 10 foot wide sidewalks in the MPO. This is the subject of a waiver request. The art plan indicates 5 general locations along the front of the building facing Maryland Parkway where art benches are proposed to be installed, as well as the location of a sculpture in the front plaza of the care facility. The art plan, however, is requested to be deferred according to the applicant. Therefore, this will need to be reviewed with a future land use application.

Signage

The MPO requires wayfinding signage on the approach side of each street intersecting Maryland Parkway. In this case the adjacent street, Onieda Way, does not intersect with Maryland Parkway. However, wayfinding signs were approved with WS-23-0226 along this street.

Applicant's Justification

The applicant states they are requesting a use permit for a 120 bed congregate care facility. The purpose of the facility is to be a transition between the hospital and home. The facility is for in-patient rehabilitation, allowing patients to go home once they are equipped to care for themselves. The applicant further states that the parking lot, including landscaping, will be brought up to current standards which will make the property more contemporary. The applicant also states that the open space provided for this project exceeds the amount required by the MPO by over 5,000 square feet and over 50% is shaded. Finally, the applicant states that the MPO requirements along Maryland Parkway will be met with the approval of WS-23-0226.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-23-0226	Modified driveway standards in conjunction with new commercial development	Approved by BCC	June 2023
ADR-21-900276	Mini-warehouse	Approved by ZA	June 2021
UC-20-0016	Major training facility (vocational)	Approved by BCC	March 2020
WS-19-0219	Waived standards for roof and illuminated signage	Approved by PC	May 2019
ADR-18-900481	Exterior building (façade) modified in conjunction with an existing mall	Approved by ZA	August 2018
ADR-0618-17	Addition located along the rear (east) side of the shopping center for the theater	Approved by ZA	June 2017
UC-0899-16	Recreational facility with waivers to allow roof signs, and a design review for a roof sign and façade modified for an existing building	Approved by BCC	February 2017
UC-0679-14 (AR-0102-15)	Application review for a recreational facility	Approved by PC	December 2015
ADR-0373-15	Additional building entrance to existing mall building	Approved by ZA	May 2015
UC-0679-14	Recreational facility	Approved by PC	September 2014

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1078-00	Clark County initiated zone boundary amendment from C-C to C-2 zoning	Approved by BCC	September 2000

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (MPO & AE-60)	Parking lot & undeveloped
South	Corridor Mixed-Use	CG (MPO & AE-60)	Boulevard Mall
East	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CP & RS5.2 (Historic Overlay District)	Single-family residential & offices
West	Corridor Mixed-Use	CG & CR (MPO & AE-60)	Commercial development

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning Use Permit**

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Section 30.03.03A.9 requires a special use permit for congregate care and that the facility shall be adjacent to and accessed from an arterial or collector street or a commercial complex. In this case the proposed facility is adjacent to 2 arterial streets, Maryland Parkway and Desert Inn Road, and is also accessible through a commercial complex, which is the existing Boulevard Mall. The site is also currently accessible from Oneida Way, which includes several CP zoned parcels, as well as single-family residential development.

The subject site is currently a surface parking area for the north side of the Boulevard Mall, which appears to be underutilized. The proximity to Sunrise Medical Center as well as other nearby medical facilities would appear to make a congregate care facility a logical use for the site. Furthermore, the proposed development would comply with Policy 1.4.4 of the Master Plan by encouraging in-fill development and redevelopment in established neighborhoods through flexible standards and other regulatory incentives, while promoting compatibility with the scale and intensity of the surrounding area. Redevelopment of commercial areas, particularly

in areas where high frequency transit exists, such as Maryland Parkway, is encouraged by the Master Plan. Therefore, staff recommends approval of this request.

#### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### Waiver of Development Standards #1a

Within the MPO, parking areas and drive aisles are not permissible between street and front building facades. In addition, surface parking areas shall be at least 20 feet from the back of the sidewalk and at least 5 feet from the side and rear lot lines. The applicant states that the layout of the site is surrounded on 3 sides with streets. Also, the distance between the back of the sidewalk along Oneida Way and the proposed surface parking will be less than 20 feet. However, the parking lot as it currently exists has virtually no setback from the sidewalk. There is a 2 foot tall headlight wall along the length of Oneida Way which will remain in place. The addition of 17 feet to 18 feet of landscaping will further buffer the site from the residential areas to the east. The addition of the landscape buffer will improve the current conditions by providing additional separation from the residential areas to the east. Additionally, the parking provided at this location is at the rear of the development. The parking areas and drive aisles approved in association with WS-23-0226 closer to Maryland Parkway is in accordance with these requirements. Staff can therefore recommend approval of this request.

#### Waiver of Development Standards #1b & #1c

Within the MPO, enhanced sidewalk requirements are required along the street. In this case the requirement along Oneida Way would be a 5 foot wide detached sidewalk with a 5 foot wide amenity zone between the curb and front of the sidewalk, and a 10 foot wide amenity zone between the back of the sidewalk and the building. In this case, an existing 5 foot wide attached sidewalk and existing 2 foot high wall immediately adjacent to the wall would need to be removed to accommodate this design and would not provide enough room for parking along the east side of the proposed building. The area along Oneida Way is essentially the rear side of the site. The development approved with WS-23-0226 along Maryland Parkway will provide enhanced sidewalk requirements along the street frontage of the subject parcel. In addition, the MPO requires pedestrian access and pathways to be at least 10 feet in width between sidewalks and building entrances. The applicant has provided a pedestrian plan with 5 foot wide sidewalks surrounding the proposed building and crosswalks to existing sidewalks and to the public right-of-way. However, the sidewalks are not 10 feet in width. Given the nature of the use which is a congregate care facility located away from the main street along Maryland Parkway, the amount of pedestrian traffic is likely to be minimal compared to a retail or service use. Also the residents at the care facility are not likely to be ambulatory in a way that there would be a need for wide pedestrian pathways in the immediate area. Given these circumstances, staff recommends approval of these requests.

### Waiver of Development Standards #1d #1e & #1f

The MPO requires façade windows that front along a right-of-way or public space to occupy at least 20% of the total area of the façade. Additionally, transparent glass is required to be on at least 70% of the ground floor facing the street and at least 35% of the ground floor not facing a street. An analysis conducted by the applicant indicated that for the building façade facing east towards Oneida Way, the windows with transparent low-e glazing represent only 11.6% of the façade area. The transparent windows facing west towards Maryland Parkway is 29.9% of the façade. The windows facing north towards Desert Inn Road and south towards the office building is 17.36% on each facade. The applicant is requesting these requirements to be reduced because privacy is important for their patients and increased transparency of the building will negatively impact their privacy. Because this facility is more similar to a hospital rather than a retail or office use, staff can support these requests.

### Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The intent of the Maryland Parkway Overlay District is to implement design standards for transit-oriented, walkable, and sustainable development and revitalization of properties within the MPO generally located along Maryland Parkway between Sahara Avenue and Russell Road. The proposed development provides the following elements required within the MPO: 1) Main building entrance faces a public space in the form of a front plaza and has a recessed entryway; 2) The building exhibits architectural features every 20 linear feet or less with facades that exhibit design continuity with a decorative finish; 3) The building facades adjacent to shared driveways provide windows; 4) Architectural variations are provided in the roofline; 5) Vehicular access is provided from a side roadway, Oneida Way; 6) A pedestrian circulation plan is provided which allows access to the surrounding public rights-of-way and adjacent properties; 7) A public art installation will be provided although it is deferred and will need to be reviewed in the future; and 8) Open space exceeding the requirements of the MPO will be provided with over 50% of the area shaded.

Furthermore, the proposed development complies with Policy 1.4.4 of the Master Plan by encouraging in-fill development and redevelopment in established neighborhoods through flexible standards and other regulatory incentives, while promoting compatibility with the scale and intensity of the surrounding area. Redevelopment of commercial areas, particularly in areas where high frequency transit exists, such as Maryland Parkway, is encouraged by the Master Plan. Therefore, staff recommends approval of these requests.

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

#### Waiver of Development Standards #2a

Although the throat depth for the northernmost driveway on Oneida Way does not comply with the minimum standard, the applicant worked with staff to remove parking spaces, which provides more room for vehicles to safely exit the right-of-way to gain access to the site. Additionally,



traffic on Oneida Way will be minimal since it terminates south of the site. Therefore, staff has no objection to this request.

Waiver of Development Standards #2b

Staff has no objection to the reduction in departure distance for the Desert Inn Road commercial driveway. The applicant is reconstructing the existing driveway to current standards, helping to mitigate the conflicts caused by reducing departure distance.

Waiver of Development Standards #2c and #2d

Staff can support the request for reduced driveway width and back of curb radii for the existing southernmost driveway on Oneida Way. Although the driveway does not comply with the minimum standard, traffic on Oneida Way will be minimal since it terminates adjacent to the driveway.

**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:**

**Comprehensive Planning**

- Appropriate land use application is required for the art plan, and the art shall be installed prior to Certificate of Completion;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Applicant is advised that off-site improvement permits may be required.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0279-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** OCHOA DEVELOPMENT

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

**DRAFT**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-14-101-003, 162-14-314-001, 162-14-213-001, 162-14-213-002, 162-14-213-003,  
162-14-314-002, 162-14-314-003, 162-14-101-003

PROPERTY ADDRESS/ CROSS STREETS: 3450 S. Maryland Pkwy

**DETAILED SUMMARY PROJECT DESCRIPTION**

Add a congregate care for rehabilitation services

**PROPERTY OWNER INFORMATION**

NAME: 3450 S Maryland Parkway, LLC c/o D Troesh

ADDRESS: 1370 Jet Stream Dr # 100

CITY: Henderson

STATE: NV

ZIP CODE: 89052

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

**APPLICANT INFORMATION (must match online record)**

NAME: Ochoa Development

ADDRESS: 901 N. Green Valley Pkwy #130

CITY: Henderson

STATE: NV

ZIP CODE: 89074

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-444-4795

CELL \_\_\_\_\_

EMAIL: michael@wdcnevada.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: LAS Consulting-Lucy Stewart

ADDRESS: 1930 Village Center Circle Bldg 3-77

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # 165577

TELEPHONE: \_\_\_\_\_

CELL 702-499-6469

EMAIL: stewplan@gmail.com

\*Correspondent will receive all communication on submitted application(s).

(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)\*

Dennis Troesh  
Property Owner (Print)

3/11/2024  
Date

**DEPARTMENT USE ONLY:**

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input checked="" type="checkbox"/> UC	<input checked="" type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) UC-24-0289

ACCEPTED BY RR

PC MEETING DATE \_\_\_\_\_

DATE 6-12-24

BCC MEETING DATE 8-7-24

FEES \$1800.00

TAB/CAC LOCATION PARADISE

DATE 7-9-24

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

May 29, 2024

Mr. Rich Ruggles, AICP, Principal Planner  
Clark County Current Planning  
500 Grand Central Parkway, 1<sup>st</sup> floor  
Las Vegas, NV 89106

RE: APR 24-100083- APN: 162-14-101-003, 162-14-314-001, 162-14-213-001, 162-14-213-002, 162-14-213-003, 162-14-314-002, 162-14-314-003, 162-14-101-003 -Use Permit

Dear Mr. Ruggles:

Please accept this as our justification letter for a use permit, design review and waiver of development standards. This is the site of the northern portion of the Boulevard Mall, on the southeast corner of Desert Inn Road and Maryland Parkway. The immediate corner is an existing Applebee's Restaurant and is not a part of this request.

**Background**

This is the site of the Boulevard Mall. The original building was constructed in 1965 and development standards have changed considerably since then. This request is for the northeast corner of the mall site, at the southwest corner of Oneida and Desert Inn.

In order to revitalize the site a series of buildings were approved adjacent to Maryland Parkway. South of Applebee's site a convenience store with gas pumps and a car wash was approved. South of the proposed convenience store is a 3908 square foot building with a drive thru. South of that pad building are two buildings; the northern building is

6,383 square feet and the one south of the driveway is 6,383 square feet both with a drive thru window. The elevations are consistent among all the new buildings.

### **Project Description**

We are requesting a use permit for a congregate care facility. The purpose of the facility is to be a transition between the hospital and home. The facility is for in-patient rehabilitation, allowing patients to go home once they are equipped to care for themselves.

In 2018 the county adopted the Midtown Maryland Parkway District. This portion of the project, while not fronting on Maryland Parkway, is still a part of the Maryland Parkway standards. One of the requirements of the Maryland Parkway overlay district is to provide public art. The parcels adjacent to Maryland Parkway were approved for public benches that will be painted with scenes depicting Southern Nevada.

A sculpture is proposed in front of this facility, facing Maryland Parkway and decorated benches are proposed along the front of the building, facing the interior of the mall property, however, we are requesting to defer approval of the art plan at this time.

Title 30 requires one tree per 30 feet of street frontage. There is an existing attached sidewalk along Oneida Way, with a wall adjacent to the street to block headlights from the mall property. The applicant intends to maintain/improve the wall, remove the parking spaces adjacent to the wall and provide landscaping behind the headlight wall. The attached sidewalk will remain in place.

The building is one story in height, 23 feet in height with a portion of the building 27 feet in height. Canopies are provided over the doors and sunshades are provided over the windows. There is a single row of trees provided behind the headlight wall, and trees provided adjacent to the building. We are requesting the alterative landscaping to be approved with the design review. The project consists of 120 beds in 78,024 square feet.

The mall parking lot is being repaved and brought up to current standards. Parking lot landscaping is being installed, and bicycle parking is being added. These improvements will make the property more contemporary. The subject property fronts on Oneida Way, a residential street with existing homes that have been at this location since the early 1960's.

### **Maryland Parkway Overlay District**

The overlay district has the following requirements.

-Open Space All nonresidential development shall provide open space as follows: (1) No less than 500 square feet with a minimum linear dimension of 20 feet. (2) Developments 1 gross acre or larger shall develop at least 5% of the parcel as open space. (3) No less than 50% of the area shall be shaded or covered. (4) No less than 1 side shall front a street or pedestrian way per Figure 30.02-24, below.

*Open space is provided exceeds the required amount by over 5000 square feet, and over 50% is shaded.*

-The overlay requires (d) Parking (1) Parking areas and drive aisles are not permissible between streets and front building façades. (2) On-site surface parking, parking structures, and service areas shall be at least 20 feet from the back of the sidewalk and at least 5 feet from the side and rear lot line lines. *Unfortunately, with the layout of the site, being surrounded on three sides with streets, it is impossible to design this without parking between the building and the street. There is an existing headlight wall that is going to be maintained on Oneida for the benefit of the existing homes. Landscaping is placed on the inside of the wall to obscure the view from the residential to the east.*

The requirements of the Maryland Parkway overlay requirements along Maryland Parkway have been met with WS-23-0226.

### **Sustainability**

- 1 point - At least 10% more trees than required by this title.
- 1 point - Providing 95% or more of all required landscaping with plants that have very low or low water needs.
- 0.5 point - Orienting plant material on the south and west sides of buildings.
- 1 point - Providing a cool roof, defined as roofing materials that have a solar reflectance index (sri) equal to or greater than 78 for low-sloped roofs.
- 2 points - Providing shade structures over at least 50% of all south-and west-facing windows and doors. an additional 1 point may be granted for each additional 25% of windows and doors shaded.
- 0.5 point - Providing a shade device such as an awning or

- portico above all building entrances and ADA ramps.
- 0.5 point- Use of daylighting strategies incorporated into the design of the project to minimize the use of artificial lighting.
- 0.5 point - Using low emissivity glass on all south- and west-facing windows.

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total points:

7 points

### **Applications**

- SUP for a congregate care facility.
- Design Review- For buildings and site layout.
- Design Review- For a congregate care facility.
- Design Review to allow alternative landscaping adjacent to the street (Oneida) frontage.

### **-Waiver of Development Standards-**

**-Request to reduce the driveway throat depth on Oneida to 6 feet where 150 feet are required.** There are over 201 parking spaces for the mall, so the required throat depth is 150 feet. The existing driveways will remain the same. The current driveways have no throat depth, we are adding landscaping and creating a throat depth of approximately 6 feet. Oneida is a residential street and services the subdivision to the east. This use (congregate care) does not generate the same traffic retail does. The main traffic is the employees and limited visitors. The goal is for traffic to be from the major streets such as Desert Inn and Maryland Parkway.

**-Request to reduce the pedestrian access/pathways to 5 feet where 10 feet are required-** The intent of the overlay is to provide a transit-oriented project. There is a bus line running along Maryland Parkway. The parcels adjacent to Maryland Pkwy provide additional pedestrian way with shade. This project is towards the rear of the site, adjacent to residential. The preference is to not send pedestrians into the residential neighborhood. There is an existing sidewalk with headlight wall that makes it impossible to provide.

**- Allow parking areas and drive aisles between the front of the building and street where not allowed by 30.02.26E.3.ii.(d).** Unfortunately, with the layout of the site, being surrounded on three sides with streets, it is impossible to design this without parking

between the building and the street. The front of the building is oriented toward Maryland Parkway, and there are pad sites with parking between this structure and Maryland Parkway.

-Reduce building transparency where required per Section 30.02.26E.3.iv.(b), p. 59. This project is a congregate care facility which houses patients. Privacy is important for patients and transparency negatively impacts the privacy of the patients.

- Reduce the driveway separation from the minimum required distance of 190 feet per Uniform Standard Drawing 222.1 on Desert Inn to 180.1 feet. The existing distance is 180.1 where 190 feet is required. The existing driveway is only 10 feet short of the required 190 feet standard. We would need to rip up the existing driveway and move it 10 feet when the existing driveway has functioned well when the mall was 100% occupied and active as a large retail mall.

- The reduce the southern commercial driveway on Oneida to allow the existing driveway to remain. This driveway does not meet the required width of 32 feet from lip of gutter to lip of gutter or 35 feet from face of curb to face of curb per Uniform Standard Drawing 222.1. The driveway doesn't meet the minimum radius of 25 feet per Uniform Standard Drawing 222.1 and we are requesting a waiver to allow the existing 12'1" radius (northern radius) and the 16'3" radius (southern radius) to remain. This is an existing Driveway entrance into the Boulevard Mall Site. There are no proposed revisions to the offsites on the Oneida Way Right-of-Way. Modifying this existing driveway would require removal of the existing tree as well as the existing drainage infrastructure located in the curb radius. This driveway is not directly impacted by the proposed project. The majority of the traffic will use the Desert Inn driveway the main access.

We respectfully request approval of this application. Please feel free to contact me with any questions.

Yours truly,

*Lucy Stewart*

Lucy Stewart

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08/07/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0300-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS:

**USE PERMIT** for a recreational facility in conjunction with a cannabis establishment within an existing office/warehouse complex on 14.0 acres in an IL (Industrial Light) Zone.

Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester and Paradise. TS/tpd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-08-805-009; 162-08-899-034; 162-08-899-036; 162-08-899-038; 162-17-502-002

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2548 W. Desert Inn Road
- Site Acreage: 14
- Project Type: Recreational facility
- Number of Stories: 1
- Square Feet: 4,700 (recreational facility)/165,274 (total site)
- Parking Required/Provided: 390/683

Site Plans

The plans depict an existing office/warehouse complex on 14.0 acres with 3 buildings. Building A is the largest and is located east of Building B and south of Building C. Building B is the second largest and is located on the southwest corner of APN 162-08-805-009. Building C is the smallest and is located on the northeast corner of APN 162-08-805-009. Ingress and egress to the site is granted via an access point to the south of the site, off Desert Inn Road. Additionally, there is an access point off Highland Drive to the west of the site. The proposed recreational facility will occur within a portion of Building A. All existing uses were calculated to determine that 390 spaces are required where 683 spaces are provided.

Landscaping

No new landscaping is proposed or required for this request.

### Elevations

The plans depict an existing single story warehouse (Planet 13) with grey and red exterior siding. There is an animated wall sign to the south of the building that states the complex name (Planet 13). A grey pitched roof covers most of the building while a portion to the south has a flat roof of varying elevations. This portion that is on the south side of the building has walls with grey and black exterior metal siding.

### Floor Plans

The plans depict an open floor plan. The recreational facility will be 4,700 square feet and located between the existing banquet facility and consumption lounge (Dazed). There are 4 access points to the proposed recreational facility from within Dazed Consumption Lounge. Also, there is 1 access point from within the adjacent banquet facility.

### Applicant's Justification

The applicant states the property is an existing establishment with many different uses. Doors to the building are secured and monitored 24 hours a day with IDs being checked prior to entry. A stage will be provided in the recreational facility where music will be played and various live performances will occur. All of the performances and music will not be discernable from the outside of the building. The applicant believes that this proposed use will be an asset to the building and will not cause any harm to surrounding parcels.

### Prior Land Use Requests

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-23-0438	Use permit with waivers for a cannabis establishment	Approved by BCC	September 2023
ET-22-400092 (WS-20-0082)	First extension of time for a parking lot	Approved by BCC	September 2022
UC-20-0346	Supper club	Approved by PC	October 2020
WS-20-0082	Parking lot expansion	Approved by BCC	May 2020
WS-20-0083	Increased freestanding and animated sign area with a design review for signage	Approved by BCC	May 2020
UC-19-0381	Restaurant and banquet facility	Approved by BCC	July 2019
UC-19-0380	Marijuana establishment	Approved by BCC	July 2019
WS-18-0850	Allowed roof signs and an electronic or animated sign with a design review for a retail marijuana facility	Approved by BCC	December 2018
WS-18-0703	Waivers and design reviews for signage in conjunction with a retail marijuana facility	Approved by BCC	October 2018
VS-18-0570	Vacated and abandoned a portion of right-of-way being Desert Inn Road	Approved by PC	September 2018

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-18-0122	Marijuana establishment (dispensary)	Approved by BCC	April 2018
UC-1076-17	Marijuana establishment (retail store)	Approved by BCC	February 2018

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, & West	Business Employment	IL	Industrial complex
East	Corridor mixed-use	IL	Industrial complex

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the request aligns with the existing uses of the complex. There is adequate parking to accommodate the increased traffic that will result from this new use. Furthermore, staff believes that the existing uses would not be negatively impacted by this commercial use. Additionally, this request aligns with the master plan's core value of a diverse and resilient economy. It is for these facts that staff can support the request for a use permit.

**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:**

**Comprehensive Planning**

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**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:** MM DEVELOPMENT

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



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): APN: 162-08-805-009, 162-17-502-002, 162-08-899-034, -036, and -038

PROPERTY ADDRESS/ CROSS STREETS: 3290 HIGHLAND DR/ 2548 W. Desert Inn Road.

**DETAILED SUMMARY PROJECT DESCRIPTION**

Use Permit for entertainment/recreation/

**PROPERTY OWNER INFORMATION**

NAME: Saia Family Trust- Saia Gabriel Jr & Celia C Trustees  
 ADDRESS: 2120 E 6TH ST # 16  
 CITY: TEMPE STATE: AZ ZIP CODE: 85288  
 TELEPHONE: 480-804-1076 CELL 480-220-2030 EMAIL: GABE@eIRES.com

**APPLICANT INFORMATION (must match online record)**

NAME: BLC NV Food LLC  
 ADDRESS: 2548 W. Desert Inn Rd  
 CITY: Las Vegas STATE: NV ZIP CODE: 89109 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL 707-407-8507 EMAIL: sadams@planet13.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: LAS Consulting-Lucy Stewart  
 ADDRESS: 1930 Village Center Circle, Bldg 3-577  
 CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577  
 TELEPHONE: 702-499-6469 CELL \_\_\_\_\_ EMAIL: stewplan@gmail.com

\*Correspondent will receive all communication on submitted application(s).

(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 and 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)

Gabriel Saia Jr, Trustee  
 Property Owner (Print)

June 03, 2024  
 Date

**DEPARTMENT USE ONLY:**

- |                              |                             |                              |                               |                             |  |                             |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input checked="" type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS            | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WWC           | OTHER _____                 |

APPLICATION # (S) UC-24-0300  
 PC MEETING DATE 8/06/24  
 BCC MEETING DATE \_\_\_\_\_  
 TAB/CAC LOCATION Paradise  
Winchester

ACCEPTED BY Tyler (tpd)  
 DATE 6/12/24  
 FEES \$1,000.00

DATE 7/09/24  
7/09/24

*LAS Consulting  
1930 Village Center Circle 3 #577  
Las Vegas, NV. 89134  
(702) 499-6469-cell*

June 10, 2024

Department of Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89115

Re: Justification Letter – Planet 13 Entertainment/Recreation facility AP:24-100667/APN: 162-08-805-009, 162-17-502-002, 162-08-899-034, -036, and -038  
2548 W. Desert Inn Road

Dear Sir or Madam:

Please accept this as our request for a Use Permit for an Entertainment and Recreation facility. This is an existing building referred to as the Planet 13 Entertainment Complex (the "Complex") that contains a variety of uses for those aged 21+: Cannabis Dispensary, Cannabis Consumption Lounge, Restaurant and Bar, Cannabis Production Facility, offices, and retail sales.

The property is centrally located at 2548 W. Desert Inn Road, zoned Industrial Light and has both parking, and secure entry doors with 24-hour security. Planet 13 is an existing dispensary that creates an entertaining atmosphere while the customer's shop. The entrance to the dispensary is located off the grand hallway. After identification is checked at reception, customers may enter the Complex. The lounge is located down the hall from the dispensary and is 1360 square feet. The dispensary is open 24 hours a day, seven days a week, and the lounge is open Monday-Thursday from 12 pm to 12 am and Friday-Sunday from 11 am to 1 am.

The Grand Hallway provides access to all the uses. At the end of the hallway is an area called the Plaza. We are requesting a use permit for an Entertainment and Recreation

facility in an IL district per Title 30.3.06F. There will be a stage where entertainment will occur such as live music, comedians, and various acts, all of which will be contained inside and indiscernible from outside the building. The Plaza may charge admission for events and alcohol may be served; however, no cannabis products will be consumed unless in the lounge. All construction will occur within the building, nothing will occur outside the building and there will be no other changes to the actual site.

A parking wavier was granted with UC-23-0438. Additional parking is approved for under the Desert Inn overpass. An extension of time for the parking lot is scheduled for July 3<sup>rd</sup> BCC meeting. Once the extension of time is approved, construction will begin immediately on the parking lot. We believe it to be an asset to the venue and respectfully request approval. If you have any questions or need any additional information, please do not hesitate to call.

Yours truly,

*Lucy Stewart*

Lucy Stewart

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0264-CULICHI GL, INC:**

**ZONE CHANGE** to reclassify 0.52 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for an existing commercial building.

Generally located on the south side of Boulder Highway, 300 feet west of Nellis Boulevard within Paradise (description on file). TS/gc (For possible action)

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RELATED INFORMATION:

**APN:**

161-20-502-010

**LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4966 Boulder Highway
- Site Acreage: 0.52
- Existing Land Use: Commercial building

Request

This is a zone change request to CG zoning with no plans submitted. However, the site is currently developed with a commercial building that was most recently used as a restaurant. No changes are proposed to the site. The site is 0.52 acres in size with access from Boulder Highway.

Applicant's Justification

The applicant states the site was being used as a restaurant and intends to continue operating it as a restaurant. The requested CG zoning has the potential to rejuvenate the community and bring life to a previously abandoned building.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-95-82	Restaurant with drive-thru facilities	Approved by BCC	July 1982



**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	H-2	Convenience store with gas pumps
South	Corridor Mixed-Use	H-2	Undeveloped
East	Entertainment Mixed-Use	CR	Sam's Town Resort Hotel
West	Corridor Mixed-Use	CG	Commercial building

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. As of January 1, 2024, H-2 zoning is no longer a listed zoning category in Code and the conversion to an appropriate zoning district is encouraged by the County. The request for Commercial General (CG) zoning is appropriate and compatible with the surrounding area. The site itself has been operating with a commercial use since 1983, where the request for CG zoning would be in line with and consistent with the existing use on the site. Furthermore, to the northwest and southeast along Boulder Highway, a number of similar commercial properties are also zoned CG. The request complies with Policy 5.5.3 which encourages the retention and revitalization of established local business districts and the establishment of small businesses in unincorporated Clark County. For these reasons, staff finds the request for CG zoning is appropriate for this location.

**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:**

**Fire Prevention Bureau**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RAYMUNDO GIL

**CONTACT:** RAYMUNDO GIL, 2052 LINCOLN ROAD, LAS VEGAS, NV 89115



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s) 161-20-562-010

PROPERTY ADDRESS/ CROSS STREETS: 4966 Boulder Hwy

**DETAILED SUMMARY PROJECT DESCRIPTION**

Rezone Property from an H2 to Cg

**PROPERTY OWNER INFORMATION**

NAME: Culichi GL Inc  
 ADDRESS: 4966 Boulder Hwy  
 CITY: Las Vegas STATE: NV ZIP CODE: 89121  
 TELEPHONE: (702) 210-2235 CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**APPLICANT INFORMATION (must match online record)**

NAME: Raymundo Gil  
 ADDRESS: 2052 Lincoln Rd.  
 CITY: Las Vegas STATE: NV ZIP CODE: 89115 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: (702) 210-2235 CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**CORRESPONDENT INFORMATION (must match online record)**

NAME: Raymundo Gil  
 ADDRESS: 2052 Lincoln Rd.  
 CITY: Las Vegas STATE: NV ZIP CODE: 89115 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: (702) 210-2235 CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

\*Correspondent will receive all communication on submitted application(s).

(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 and 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)

Raymundo Gil  
 Property Owner (Print)

05-29-24  
 Date

**DEPARTMENT USE ONLY**

<input type="checkbox"/> AL	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UL	<input type="checkbox"/> WS
<input type="checkbox"/> ALR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> IC	<input type="checkbox"/> VS	<input checked="" type="checkbox"/> ZC
<input type="checkbox"/> AC	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # ZC-24-0264

ACCEPTED BY GRC

APPLICANT DATE

DATE 5-29-24

RECEIVED DATE

8-7-24

FEES Waived - H2

TARNS SUBMITTED

Paradise

DATE 7-9-24

To whom this may concern,

My name is Raymundo Gil, and I am the new owner of the property at 4966 Boulder Highway. I purchased this property as a restaurant and plan to continue operating it as such. Our vision is to sell tacos and contribute to the community's diversity. Currently, this property is zoned as H2, and I would like to rezone it to Commercial General (CG).

I am seeking assistance with the rezoning process and would appreciate any help in obtaining a temporary permit to start my business operations. My business is ready to operate; however, this is the only obstacle preventing us from opening. This restaurant has the potential to rejuvenate the community, bringing new life to a previously abandoned building.

Sincerely,

Raymundo Gil