



# PARADISE TOWN ADVISORY BOARD

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

July 13, 2021

7:00pm

## AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Maureen Helm at 702-606-0747.
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
- Supporting material is/will be available on the County's website <https://clarkcountynv.gov/ParadiseTAB>

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

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

BOARD OF COUNTY COMMISSIONERS  
 MARILYN KIRKPATRICK, Chair – JAMES B. GIBSON, Vice-Chair  
 JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
 YOLANDA KING, County Manager

- III. Approval of Minutes for June 29, 2021. (For possible action)
- IV. Approval of the Agenda for July 13, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

1. **UC-21-0023-PHOENIX REALTY HOLDINGS, LLC:**  
**HOLDOVER USE PERMITS** for the following: 1) restaurants; 2) retail sales and services; and 3) offices.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; 2) landscaping; and 3) alternative driveway geometrics.  
**DESIGN REVIEW** for a commercial building consisting of 2 restaurants with drive-thru service on 1.2 acres in an H-1 (Limited Resort and Apartment) (AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South, 820 feet north of Sunset Road within Paradise. MN/al/jd (For possible action) **PC 7/20/21**
  
2. **ET-21-400088 (ZC-19-0197)-SCHOOL BOARD OF TRUSTEES:**  
**DESIGN REVIEW FIRST EXTENSION OF TIME** for an elementary school on 8.0 acres in a P-F (Public Facility) Zone. Generally located on the north side of Cherokee Lane, 100 feet east of Algonquin Drive within Paradise. TS/sd/jo (For possible action) **BCC 7/21/21**
  
3. **VS-21-0297-3535 LV NEWCO, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Flamingo Road and Sands Avenue and between Koval Lane and Las Vegas Boulevard South within Paradise (description on file). TS/jvm/ja (For possible action) **PC 8/3/21**
  
4. **WS-21-0243-S. VALLEY VIEW TWAIN, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase sign height; and 2) animated signs.  
**DESIGN REVIEW** for a proposed freestanding sign in conjunction with an existing commercial complex on a portion of 1.0 acre where the overall complex is 5.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Highland Drive and the west side of Morgan Cashmans Way within Paradise. JJ/jor/jo (For possible action) **BCC 8/4/21**

VII. General Business

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

IX. Next Meeting Date: July 27, 2021

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>

RESTAURANT  
(TITLE 30)

**UPDATE**  
LAS VEGAS BLVD S/SUNSET RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0023-PHOENIX REALTY HOLDINGS, LLC:**

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

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**RELATED INFORMATION:**

**APN:**  
162-32-802-017

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce parking to 26 spaces (previously notified as 22 spaces) with initial construction where a minimum of 36 spaces (previously notified as 27 spaces) are required per Table 30.60-1 (a 27.8% reduction previously notified as an 18.5% reduction).
- b. Reduce parking to 20 spaces due to future off-site improvements for Las Vegas Boulevard South where a minimum of 27 spaces are required per Table 30.60-1 (an 25.9% reduction) (no longer needed).
2. a. Permit alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
- b. Permit alternative landscaping adjacent to Las Vegas Boulevard South where landscaping per Figure 30.64-17 is required.
3. Reduce driveway throat depth to zero feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).

**LAND USE PLAN:**  
WINCHESTER/PARADISE - INDUSTRIAL

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: 6214 Las Vegas Boulevard South
- Site Acreage: 1.2
- Project Type: Restaurants
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 3,442
- Parking Required/Provided: 35/26

#### Site Plans

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

**Waiver of development standards #1b is no longer required due to the submittal of revised plans which eliminates the need for the waiver. Waiver of development standards #3 is in conjunction with future off-site improvements when Las Vegas Boulevard South is fully improved.** The plan depicts the future driveway location when Las Vegas Boulevard South is widened. There are no immediate plans to improve this portion of Las Vegas Boulevard South, and it could be several years before changes would take place to the driveway and parking lot.

#### Landscaping

Las Vegas Boulevard South is an arterial street, and per Code, a 15 foot wide landscape area with a detached sidewalk is required for the site. The plans depict an attached sidewalk within the right-of-way for Las Vegas Boulevard South, which matches the existing development to the north. The plan is depicting a minimum **6 foot** wide landscape area along Las Vegas Boulevard South consisting of trees, shrubs, and groundcover. Landscaping within the parking lot is required per Figure 30.64-14, which requires 1 large tree per every 6 parking spaces, or 1

medium tree per every 4 parking spaces, or a combination of large or medium trees. The plan is depicting a combination of large, medium, and small trees on the site and the proposed combination does not comply with the required number of large and/or medium trees needed for the 26 parking spaces.

Elevations

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

Floor Plans

The plans depict a commercial building with an area of 3,442 square feet to be divided into 2 lease spaces for separate restaurants. The floor plan indicates that the northern lease space will have an area of 2,170 square feet and the southern lease space will have an area of 1,272 square feet. The remaining 70 square feet is for a utility area for the building. The plan depicts 313 square feet of the northern lease space designated for customer seating and 175 square feet of the southern lease space designated for customer seating.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed development will benefit the community and will help to improve the appearance of the area. The planned primary use for the proposed building is for restaurants with most of the business for the southern lease spaces being from the drive-thru service. Therefore, the 36 parking spaces required by Code will be excessive for the location and the proposed 26 parking spaces will be adequate for the restaurants. The landscaping waivers are necessary because of the limited street frontage of the parcel, the design of the driveways to access the site, the drive aisle for on-site traffic circulation, and an existing drainage swale which reduces the available planting area. The proposed landscaping for the site was designed around these site constraints.

**Prior Land Use Requests**

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

**Surrounding Land Use**

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

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Use Permits

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

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

##### Waivers of Development Standards

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

##### Waiver of Development Standards #1a

**The applicant is stating that the intended use for the site is fast food restaurants where most of the business will be provided by the drive-thru service for the southern lease space. Based on this premise the applicant is requesting a waiver of development standards to reduce parking for the site. There are some restaurant businesses which do most of their business via drive-thru service and can operate with fewer parking spaces than required by Code. However, staff finds that the applicant has not provided sufficient justification to support their request. The plans depict 2 lease spaces for restaurants within the building with only 1 lease space providing a drive-thru service. Staff finds the site is not large enough to support the proposed development adequately for parking and on-site circulation. Therefore, staff does not support the parking reduction.**

##### Waiver of Development Standards #1b

**Revised plans were submitted for this project and this waiver is no longer needed.**

##### Waiver of Development Standards #2a & #2b

The width of the lot, future right-of-way dedication for Las Vegas Boulevard South, and the existing drainage swale are all unique circumstances for this site. Similar waivers for the alternative landscaping along Las Vegas Boulevard South have been approved for other developments in the area. McCarran International Airport is located across the street from this

site and no landscaping has been provided along this portion of Las Vegas Boulevard South for the airport. The existing development on the adjacent property to the north has similar parking lot landscaping to the proposed development. Therefore, staff finds the proposed landscaping will be consistent and compatible with existing developments in this area and can support these waivers.

#### Design Review

**Staff is concerned with the proposed design of the building and the drive-thru service lane. Staff finds there is insufficient stacking distance between the entrance to the drive-thru service lane and the menu and order board. There is the potential for vehicles queuing into the drive-thru lane blocking the drive aisle and impeding on-site traffic circulation. Additionally, staff does not support the proposed parking reduction, which is necessary due to the size of the proposed building. Therefore, staff believes this site is not large enough to safely accommodate 2 restaurants and does not support the design review.**

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

##### Waiver of Development Standards #3

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

#### **Department of Aviation**

The development will penetrate the 100.1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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

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



### **Staff Recommendation**

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

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

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

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

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

#### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 PART B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

**Building Department - Fire Prevention**

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

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

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

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

**PLANNING COMMISSION ACTION:** April 6, 2021 – HELD – To 05/04/21 – per the applicant.

**PLANNING COMMISSION ACTION:** May 4, 2021 – HELD – To 06/15/21 – per the applicant.

**PLANNING COMMISSION ACTION:** June 15, 2021 – HELD – To 07/20/21 – per the applicant.

**APPLICANT:** PHOENIX REALTY HOLDINGS, LLC

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

SCHOOL  
(TITLE 30)

CHEROKEE LN/ALGONQUIN DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400088 (ZC-19-0197)-SCHOOL BOARD OF TRUSTEES:**

**DESIGN REVIEW FIRST EXTENSION OF TIME** for an elementary school on 8.0 acres in a P-F (Public Facility) Zone.

Generally located on the north side of Cherokee Lane, 100 feet east of Algonquin Drive within Paradise. TS/sd/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**  
162-14-202-001

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

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

- Site Address: 1560 Cherokee Lane
- Site Acreage: 8
- Project Type: Elementary school
- Number of Stories: 1 & 2
- Building Height (feet): Up to 40
- Square Feet: 100,531
- Parking Required/Provided: 62/158

Site Plans

The approved plans depict a proposed elementary school consisting of 2 school buildings, a central plant, play areas, athletic courts, and parking areas. A single story main school building is located in the center of the site. A 2 story school building is located to the south of the main building. A central plant is located to the west of the single story building. A courtyard with concrete paving and landscaping is located between the 2 buildings. A bus drop-off area is located to the south of the buildings adjacent to Cherokee Lane and a parking lot is located to the north of the buildings. An 8,853 square foot Pre-K and kindergarten turf play area is located to the northeast of the single story building and a 17,900 square foot turf play area is located to the southeast of the 2 story building. A play area with athletic courts is located to the east of the 2 story building on the south side of the site. The site will have access to Cherokee Lane via 2 way driveways that circle the proposed elementary school facility.

### Landscaping

The approved plans depict a minimum 10 foot wide landscape area adjacent to an attached sidewalk along Cherokee Lane. A 9 foot wide landscape area is located along the north, east, and west property lines. Interior parking lot landscaping is distributed throughout the parking lot and additional landscaping is located adjacent to the school buildings.

### Elevations

The single story building has a varied roofline with a maximum height of 26 feet, while the 2 story building has a varied roofline with a maximum height of 40 feet. Both buildings will have similar facades that include flat roofs with parapet walls, split-face and smooth face CMU walls, and metal panels.

### Floor Plan

The school buildings will include 57 classrooms plus administrative offices, resource center, multi-purpose room, and other ancillary rooms to serve the operations of the school. The first floor of the 2 story building is separated by an outdoor multi-purpose patio area and the second floor is connected by a patio area and resource center. The gross building area is approximately 100,531 square feet.

### Previous Conditions of Approval

Listed below are the approved conditions for ZC-19-0197:

#### Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the design review must commence within 2 years of approval date or it will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0103-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The Clark County School District requests an extension of time on the design review approved in the zone change application ZC-19-0197 for the replacement of an existing elementary school,

Ruby Thomas Elementary School located at 1560 Cherokee Lane, Las Vegas, NV. The district is respectfully requesting a 2 year extension of time on this land use application for the construction of the school. The district continues to believe the design and construction of the school will accommodate the needs of the staff, students, and community of this area.

**Prior Land Use Requests**

| Application Number | Request   | Action          | Date          |
|--------------------|---|-----------------|---------------|
| DR-20-0520         | Increased grade and allowed retaining walls                                 | Approved by BCC | April 2021    |
| ZC-19-0197         | Reclassified 8 acres from R-1 to P-F zoning, and design review for a school | Approved by BCC | May 2019      |
| ZC-1482-98         | Addition to an existing school - zone change was withdrawn by the applicant | Approved by BCC | November 1998 |

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

This request is the first extension of time for this property and the applicant has submitted documents for permit review that include grading, drainage study, off-site permits, and bonds. Staff can support this request for an extension of time for 2 years.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

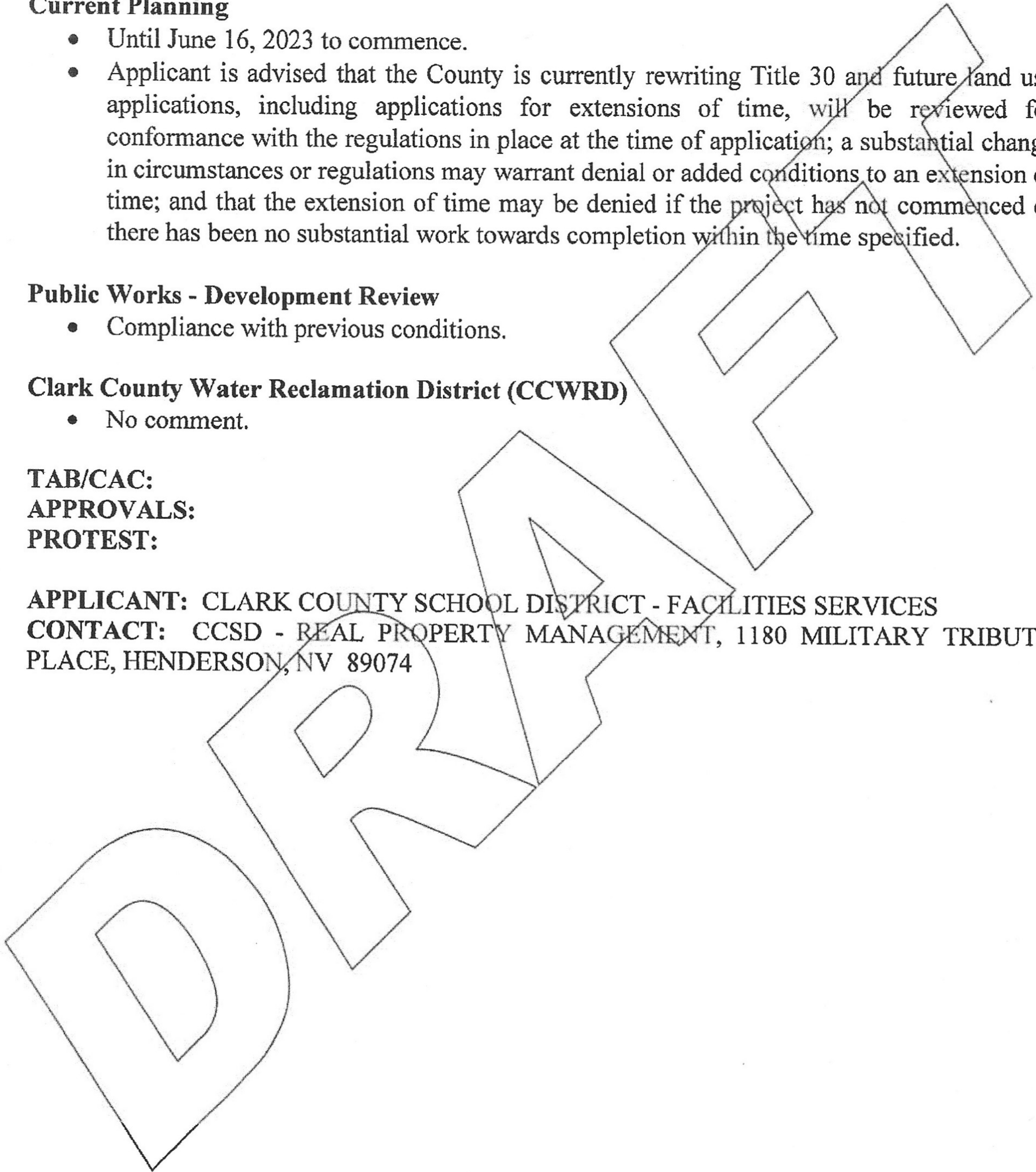
**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: CLARK COUNTY SCHOOL DISTRICT - FACILITIES SERVICES**

**CONTACT: CCSD - REAL PROPERTY MANAGEMENT, 1180 MILITARY TRIBUTE PLACE, HENDERSON, NV 89074**





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

|  |  |
|--|--|
| <b>APPLICATION TYPE</b><br><br><input type="checkbox"/> TEXT AMENDMENT (TA)<br><input type="checkbox"/> ZONE CHANGE<br><input type="checkbox"/> CONFORMING (ZC)<br><input type="checkbox"/> NONCONFORMING (NZC)<br><br><input type="checkbox"/> USE PERMIT (UC)<br><br><input type="checkbox"/> VARIANCE (VC)<br><br><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)<br><br><input type="checkbox"/> DESIGN REVIEW (DR)<br><br><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)<br><br><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)<br><br><input type="checkbox"/> WAIVER OF CONDITIONS (WC)<br><br>_____<br>(ORIGINAL APPLICATION #)<br><br><input type="checkbox"/> ANNEXATION REQUEST (ANX)<br><br><input checked="" type="checkbox"/> EXTENSION OF TIME (ET)<br>(ZC-19-0197)<br>_____<br>(ORIGINAL APPLICATION #)<br><br><input type="checkbox"/> APPLICATION REVIEW (AR)<br><br>_____<br>(ORIGINAL APPLICATION #) | <b>STAFF</b><br><br>APP. NUMBER: <u>Et-21-400088</u> DATE FILED: <u>5/18/21</u><br>PLANNER ASSIGNED: <u>SWD</u><br>TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>6/29/21</u><br>PC MEETING DATE: _____<br>BCC MEETING DATE: <u>7/21/21</u><br>FEE: <u>\$ 300.00/00</u>                         |
|  | <b>PROPERTY OWNER</b><br><br>NAME: <u>School Board of Trustees</u><br>ADDRESS: <u>1180 Military Tribute Place</u><br>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u><br>TELEPHONE: <u>702-799-5214</u> CELL: _____<br>E-MAIL: _____  |
|  | <b>APPLICANT</b><br><br>NAME: <u>Clark County School District - Facilities Services</u><br>ADDRESS: <u>1180 Military Tribute Place</u><br>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u><br>TELEPHONE: <u>702-799-5214</u> CELL: _____<br>E-MAIL: _____ REF CONTACT ID #: _____ |
| <b>CORRESPONDENT</b><br><br>NAME: <u>Lucia Gonzalez - CCSD Real Property Management</u><br>ADDRESS: <u>1180 Military Tribute Place</u><br>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u><br>TELEPHONE: <u>702-799-5214 ext. 5419</u> CELL: <u>702-343-0926</u><br>E-MAIL: <u>Gonzal13@nv.ccsd.net</u> REF CONTACT ID #: _____   |  |

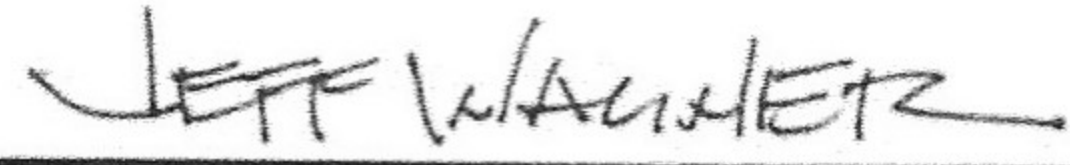
ASSESSOR'S PARCEL NUMBER(S): 162-14-202-001

PROPERTY ADDRESS and/or CROSS STREETS: 1560 Cherokee Lane, Las Vegas, NV 89169

PROJECT DESCRIPTION: Replacement of Ruby Thomas Elementary School

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

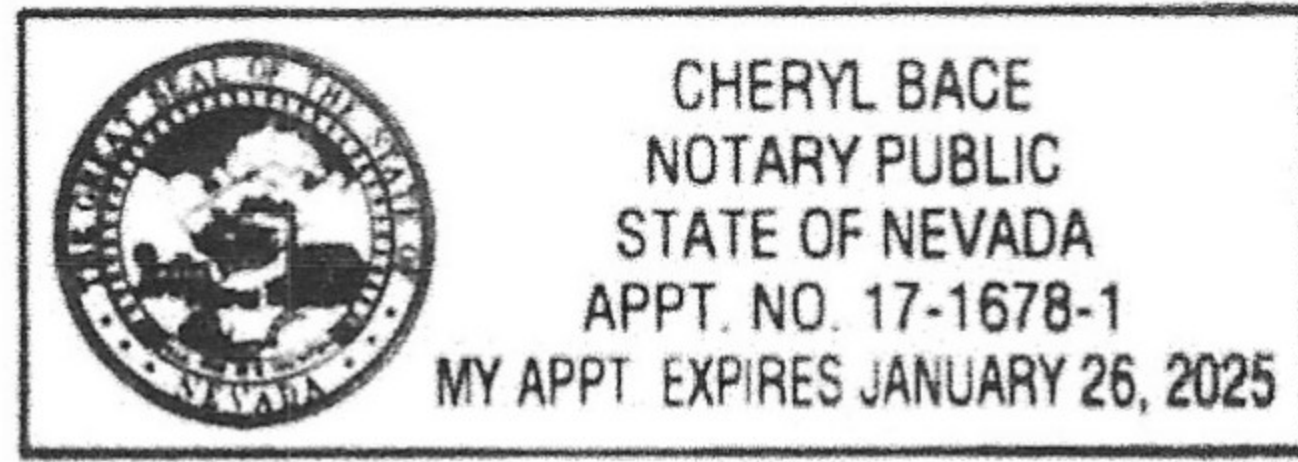
 \_\_\_\_\_  
 Property Owner (Signature)\*

 \_\_\_\_\_  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON April 21, 2021 (DATE)  
 By Jeff Wagner

NOTARY PUBLIC: Cheryl Bace



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

April 23, 2021

Clark County  
Department of Comprehensive Planning  
500 S. Grand Central Parkway  
P.O. Box 551744  
Las Vegas, NV 89155-1744

ET-21-400088

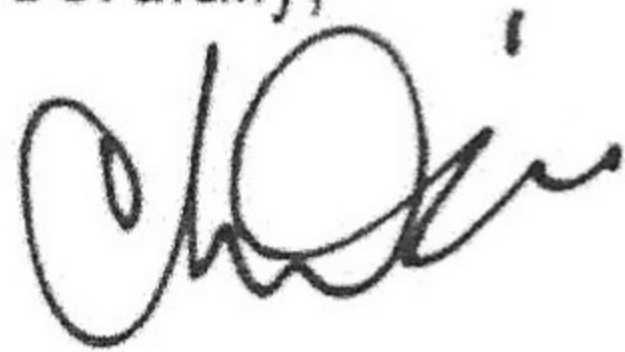
Re: Extension of Time Justification Letter

Pursuant to Section 30.16.200 of the Clark County (County) Title 30 Development Code, the Clark County School District (District) respectfully requests an Extension of Time on the Design Review approved in the Zone Change application ZC-19-0197 for the replacement of an existing elementary school, Ruby Thomas Elementary School (School) located at 1560 Cherokee Lane, Las Vegas, NV 89169; Assessor's Parcel Number 162-14-202-001.

The District is respectfully requesting a two-year extension of time on this land use application for the construction of the School.

The District continues to believe the design and construction of the School will accommodate the needs of the staff, students, and community of this area. Thank you for your consideration of this request. Please do not hesitate to contact Lucia Gonzalez with any questions at (702) 799-5214 extension 5419 or via email at [Gonzal13@nv.ccsd.net](mailto:Gonzal13@nv.ccsd.net).

Cordially,



Chris Dingell, Coordinator IV  
Real Property Management

Cc: Cameron Tate, Knit Studios  
Alan Imperial, CCSD – Project Manager

2



08/03/21 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

FLAMINGO RD/LAS VEGAS BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0297-3535 LV NEWCO, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Flamingo Road and Sands Avenue and between Koval Lane and Las Vegas Boulevard South within Paradise (description on file). TS/jvm/ja (For possible action)

RELATED INFORMATION:

**APN:**

162-16-411-003; 162-16-411-005

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

Per the submitted plans the applicant is requesting to vacate and abandon a pedestrian access easement located along Las Vegas Boulevard South at the LINQ Hotel and Casino. Façade changes have encroached into the existing easement which require this vacation and re-dedicating a new pedestrian access easement.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date           |
|--------------------|--|-----------------|----------------|
| UC-21-0120         | Use permit and design review to update the comprehensive sign package              | Approved by BCC | May 2021       |
| UC-19-0685         | Use permit for a zipline   | Approved by BCC | October 2019   |
| DR-19-0684         | Design review for signage  | Approved by BCC | October 2019   |
| VS-19-0595         | Vacate and abandon a pedestrian access easement                                    | Approved by PC  | September 2019 |
| UC-19-0482         | Allow a production and recording studio for ESPN                                   | Approved by BCC | August 2019    |
| WS-19-0225         | LINQ Hotel elevator addition and amendment to the approved comprehensive sign plan | Approved by BCC | June 2019      |

**Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>  | <b>Action</b>   | <b>Date</b>    |
|---------------------------|---|-----------------|----------------|
| UC-19-0175                | Recreational facility (virtual reality theater domes) and an amendment to an approved comprehensive sign plan   | Approved by BCC | April 2019     |
| WS-19-0149                | An amendment to an approved comprehensive sign plan including a roof sign   | Approved by BCC | April 2019     |
| WS-18-1022                | Modifications to the LINQ Resort Hotel and the LINQ Promenade facade and an amendment to an approved comprehensive sign plan  | Approved by BCC | February 2019  |
| UC-18-0951                | Modifications to the LINQ Resort Hotel and the LINQ Promenade and an amendment to an approved comprehensive sign plan   | Approved by BCC | January 2019   |
| DR-18-0934                | Modifications to an approved comprehensive sign plan for the LINQ Resort Hotel  | Approved by BCC | January 2019   |
| ADR-18-900800             | Exterior remodel of an existing restaurant with outside dining  | Approved by ZA  | December 2018  |
| UC-18-0611                | Restaurant with outside dining and modifications to an approved comprehensive sign package  | Approved by BCC | October 2018   |
| DR-18-0610                | Modifications to an approved comprehensive sign package   | Approved by BCC | October 2018   |
| UC-18-0546                | Outdoor sales structure/booth with amended sign plan  | Approved by BCC | September 2018 |
| UC-18-0364                | Modifications to an approved comprehensive sign package   | Approved by BCC | September 2018 |
| UC-0979-17                | Recreational facility (zip-line)  | Approved by BCC | December 2017  |
| UC-0625-16                | Modifications for an approved comprehensive sign package  | Approved by BCC | October 2016   |
| DR-0294-15                | Building addition (box office) and shade structures in conjunction with the LINQ  | Approved by BCC | June 2015      |
| UC-0244-15                | Modifications to an approved comprehensive sign package   | Approved by BCC | June 2015      |
| UC-0203-15                | Temporary outdoor commercial events with temporary structures, associated retail sales, rentals, and food and beverage sales with outdoor dining and drinking areas | Approved by BCC | May 2015       |
| UC-0584-14                | Expansion of the Gaming Enterprise District to include portions of this site – withdrawn without prejudice  | Withdrawn at PC | January 2015   |
| DR-0105-14                | Modifications to an approved comprehensive sign package   | Approved by BCC | April 2014     |

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date        |
|--------------------|--|-----------------|-------------|
| UC-0234-12         | Additional parking lot on 1.5 acres for the LINQ (APNs 162-16-401-007 and 162-16-410-042)  | Approved by BCC | July 2012   |
| UC-0153-12         | Increased height of a freestanding sign and design reviews for a freestanding sign, a roof sign, and modifications to a comprehensive sign package | Approved by BCC | July 2012   |
| UC-0281-11         | Allow commercial, retail, entertainment, restaurant, and recreational facility uses (LINQ project)   | Approved by BCC | August 2011 |

**Surrounding Land Use**

|       | Planned Land Use Category | Zoning District | Existing Land Use   |
|-------|---------------------------|-----------------|---|
| North | Commercial Tourist        | H-1             | Casino Royale & the Venetian/Palazzo Resort Hotels, parking lots, & Sands Expo Center |
| South | Commercial Tourist        | H-1             | Flamingo Resort Hotel & Hilton Grand Vacations  |
| East  | Commercial Tourist        | H-1             | The Meridian at Hughes Center & multiple family residential                           |
| West  | Commercial Tourist        | H-1             | Mirage & Caesars Palace Resort Hotels & The Forum Shops                               |

**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 existing pedestrian access easement since it encompasses a portion of the building. Additionally, the applicant desires to create an area above 14 feet in height for signage, and that area is currently encumbered by this easement.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Satisfy utility companies' requirements.

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

**Public Works - Development Review**

- Grant a new pedestrian access easement;
- Vacation to be recordable prior to sign permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

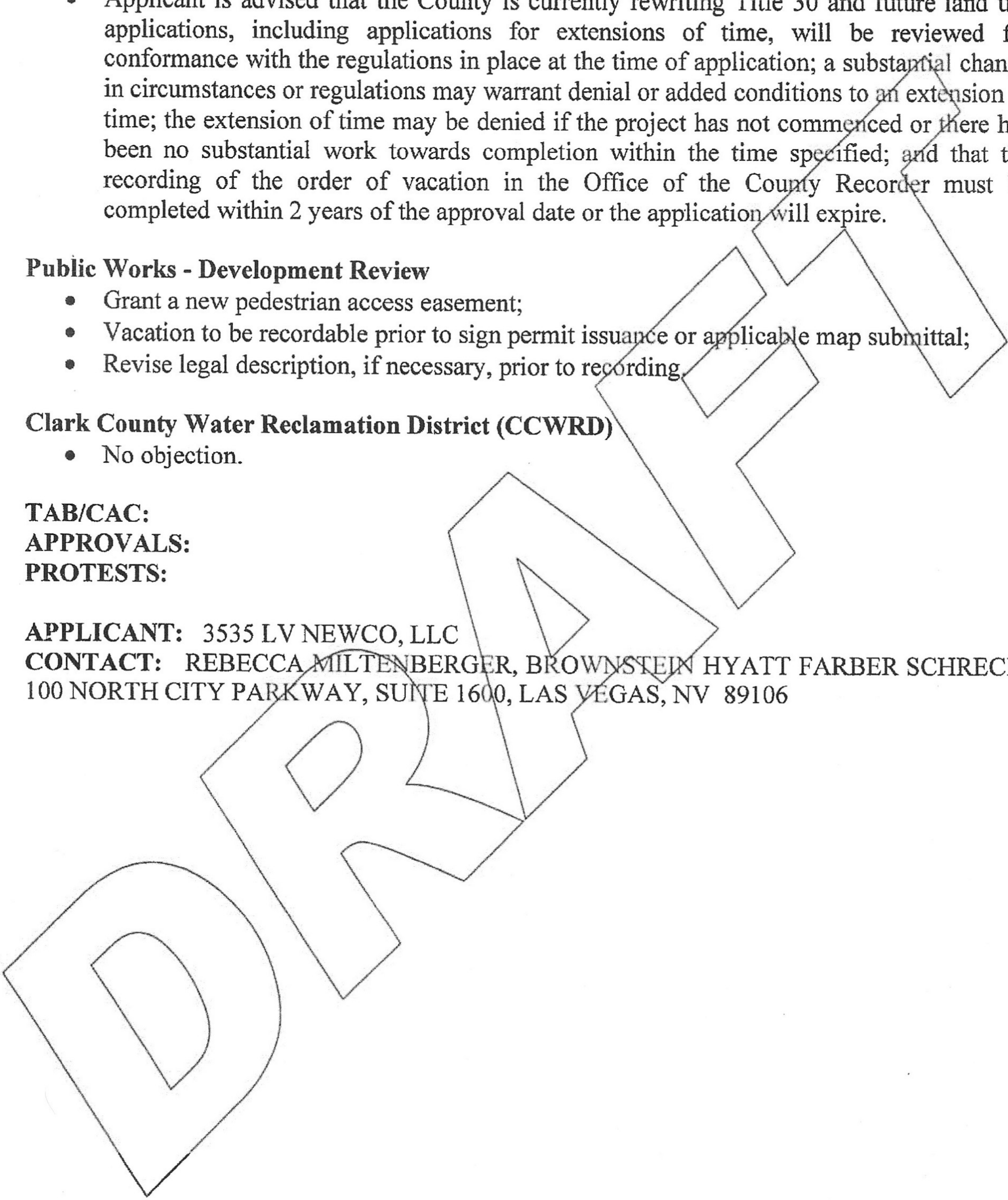
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** 3535 LV NEWCO, LLC

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



SIGNAGE  
(TITLE 30)

HIGHLAND DR/MORGAN CASHMANS WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0243-S. VALLEY VIEW TWAIN, LLC:

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase sign height; and 2) animated signs.

**DESIGN REVIEW** for a proposed freestanding sign in conjunction with an existing commercial complex on a portion of 1.0 acre where the overall complex is 5.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Highland Drive and the west side of Morgan Cashmans Way within Paradise. JJ/jor/jo (For possible action)

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RELATED INFORMATION:

**APN:**

162-17-203-001 through 162-17-203-008

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the height of a proposed freestanding sign to 80 feet where 50 feet is the maximum allowed per Table 30.72-1 (a 60% increase).
2. a. Allow 2 animated signs where 1 animated sign is permitted per Table 30.72-1 (a 100% increase).  
b. Increase the animated sign area to 600 square feet where 150 square feet is the maximum allowed per Table 30.72-1 (a 300% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3610 Highland Drive
- Site Acreage: 1 (sign location)/5 (overall commercial complex)
- Project Type: Freestanding sign
- Sign Height (feet): 80
- Square Feet: 2,100 (free standing sign)

Site Plan

The site plan depicts an existing commercial complex on the south side of Highland Drive, west of Morgan Cashmans Way. The commercial complex consists of 8 separate parcels which totals 5 acres for the complex. Access to the site is located along Highland Drive (north property line). The applicant is proposing a freestanding sign on the easternmost parcel (APN 162-17-203-008), within an existing landscape area on the northeast corner of the parcel. The site was previously approved for a multiple family residential development in 2019 via UC-19-0624, but the project and associated technical studies have not commenced. The applicant is proposing to add on-site improvements (landscaping and parking lot upgrades) and the proposed freestanding sign to help existing businesses within the commercial complex.

Landscaping

Landscaping is existing on-site and additional landscaping is neither required nor a part of this request.

Signage

The submitted plan shows the proposed freestanding sign has an overall height of 80 feet with an overall area of 2,100 square feet. The proposed sign is set back 15 feet from Highland Drive, and 10 feet from Morgan Cashmans Way, and 2 feet from the nearest parking spaces to the west. The exterior materials consist of bronze metallic panels. The top of the sign consists of a backlit logo, 2 animated signs located in the middle of the sign (each 300 square feet), and 5 tenant panels at the bottom of the sign.

Applicant's Justification

The justification letter states that the sign was originally approved for a high density multiple family residential development; however, due to the current pandemic the previously approved land use has been put on hold until the economy shows signs of stability. The applicant plans to add some on-site improvements, one of which is to construct the 80 foot high freestanding sign, minor parking lot upgrades, and landscaping. The purpose of the sign is to help advertise existing businesses and services that the commercial complex encompasses. The justification for the increased sign height is because the I-15 to the east is at a higher elevation, there are several existing billboards along the I-15 to the east, and there are several large buildings in the immediate area such as the Carvana vehicle tower (110 feet high) and Wyndham tower (200 feet high). The proposed signage and increased sign area are harmonious to the site and will help the existing businesses in the complex.

**Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>  | <b>Action</b>   | <b>Date</b>  |
|---------------------------|---|-----------------|--------------|
| UC-19-0624                | Multiple family residential development, increased density, accessory commercial uses, and waivers for increased height, reduced parking, modified driveway design standards, and a design review for the development | Approved by BCC | October 2019 |

**Prior Land Use Requests**

| Application Number           | Request  | Action          | Date           |
|------------------------------|--|-----------------|----------------|
| ET-18-400204<br>(UC-0772-07) | Fifth extension of time for the resort hotel until September 5, 2020 to commence   | Approved by BCC | November 2018  |
| UC-0772-07<br>(ET-0071-15)   | Fourth extension of time for the resort hotel - until September 5, 2018 to commence  | Approved by BCC | October 2015   |
| UC-0772-07<br>(ET-0061-13)   | Third extension of time for the resort hotel - until September 5, 2015 to commence   | Approved by BCC | August 2013    |
| UC-0772-07<br>(ET-0089-11)   | Second extension of time for the resort hotel - until September 5, 2013 to commence  | Approved by BCC | November 2011  |
| UC-0772-07<br>(ET-0244-09)   | First extension of time for the resort hotel - until October 21, 2009 to commence  | Approved by BCC | October 2009   |
| UC-0772-07                   | Original application to expand the Gaming Enterprise District for a resort hotel consisting of 312 hotel rooms and 1,150 resort condominiums                   | Approved by BCC | September 2007 |
| ZC-1644-05                   | Established the H-1 zoning for the parcels, included a request for 412 residential condominiums, and 885 resort condominiums with a maximum height of 569 feet | Approved by BCC | January 2006   |

**Surrounding Land Use**

|       | Planned Land Use Category | Zoning District | Existing Land Use             |
|-------|---------------------------|-----------------|-------------------------------|
| North | Commercial Tourist        | H-1             | Office warehouse complex      |
| South | Commercial Tourist        | H-1             | Desert Blue Hotel (timeshare) |
| East  | Commercial Tourist        | M-1             | Carvana office warehouse      |
| West  | Commercial Tourist        | M-1             | Industrial complex            |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waivers of Development Standards

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

The applicant is proposing a freestanding sign that is 20 feet higher than existing billboards (off-premises signs) adjacent to I-15 to the east. Staff finds that the increase in sign height is excessive and is not warranted. The proposed sign is not compatible with the existing site, since the existing buildings are only 1 story for the majority of the complex, and 2 stories for the

parcel which will contain the proposed freestanding sign. Staff concludes that proposing an 80 foot high sign is premature and is not harmonious to the existing commercial complex. If the applicant exhibited significant progress in developing the previously approved multiple family development in terms of initial building permits, additional land use entitlements, or active technical studies, then staff could support an 80 foot high freestanding sign to be utilized with 85 foot high multiple family residential buildings that were previously approved with UC-19-0624. Since staff does not support the increase in sign height, staff also cannot support the proposed increase in animated sign area, and increasing the number of animated signs from 1 to 2; therefore, staff does not support the waivers of development standards.

#### Design Review

The proposed sign height increase and the scale of the design are incompatible to the existing buildings. Existing billboards (off-premises signs adjacent to I-15) have significant visibility with an overall height of 60 feet, and the applicant can accomplish the same advertising goals if the proposed sign was 50 feet high (per Title 30 standards). Lastly, since staff does not support the waivers of development standards, staff also does not support this request.

#### **Department of Aviation**

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

#### **Staff Recommendation**

Denial.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

If approved:

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

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

- No comment.



### **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.

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

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JASON CHOO

**CONTACT:** MARK WHITEHOUSE, HIGH IMPACT SIGN AND DESIGN, 820 S. WIGWAM PARKWAY #100, HENDERSON, NV 89014



# LAND USE APPLICATION

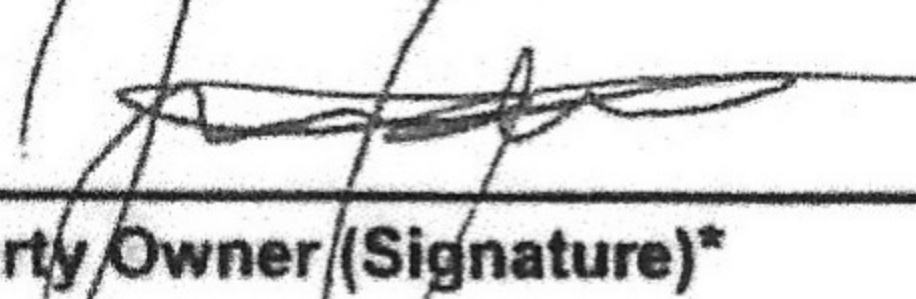
## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

|  |  |
|--|--|
| <b>APPLICATION TYPE</b><br><br><input type="checkbox"/> TEXT AMENDMENT (TA)<br><input type="checkbox"/> ZONE CHANGE<br><input type="checkbox"/> CONFORMING (ZC)<br><input type="checkbox"/> NONCONFORMING (NZC)<br><input type="checkbox"/> USE PERMIT (UC)<br><input type="checkbox"/> VARIANCE (VC)<br><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)<br><input checked="" type="checkbox"/> DESIGN REVIEW (DR)<br><input checked="" type="checkbox"/> PUBLIC HEARING<br><br><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)<br><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)<br><input type="checkbox"/> WAIVER OF CONDITIONS (WC)<br><br>(ORIGINAL APPLICATION #)<br><br><input type="checkbox"/> ANNEXATION REQUEST (ANX)<br><br><input type="checkbox"/> EXTENSION OF TIME (ET)<br><br>(ORIGINAL APPLICATION #)<br><br><input type="checkbox"/> APPLICATION REVIEW (AR)<br><br>(ORIGINAL APPLICATION #) | <b>STAFF</b><br><br>APP. NUMBER: <u>WS-21-0243</u> DATE FILED: <u>5/12/21</u><br>PLANNER ASSIGNED: <u>JOR</u><br>TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>6/8/21</u><br>PC MEETING DATE: _____<br>BCC MEETING DATE: <u>7/7/21</u><br>FEE: <u>\$675 / \$475</u>                    |
|  | <b>PROPERTY OWNER</b><br><br>NAME: <u>S Valley View Twain, LLC</u><br>ADDRESS: <u>26314 S Western Ave, #200</u><br>CITY: <u>Lomita</u> STATE: <u>CA</u> ZIP: <u>90717</u><br>TELEPHONE: <u>510-990-0297</u> CELL: <u>same</u><br>E-MAIL: <u>jason@hmvsf.com</u>                    |
|  | <b>APPLICANT</b><br><br>NAME: <u>S Valley View Twain, LLC</u><br>ADDRESS: <u>26314 S Western Ave, #200</u><br>CITY: <u>Lomita</u> STATE: <u>CA</u> ZIP: <u>90717</u><br>TELEPHONE: <u>510-990-0297</u> CELL: <u>same</u><br>E-MAIL: <u>jason@hmvsf.com</u> REF CONTACT ID #: _____ |
| <b>CORRESPONDENT</b><br><br>NAME: <u>Mark Whitehouse</u><br>ADDRESS: <u>820 S. Wigwam Parkway Suite # 100</u><br>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u><br>TELEPHONE: <u>702-336-3336</u> CELL: <u>same</u><br>E-MAIL: <u>mwhitehouse@highimpact</u> REF CONTACT ID #: _____  |  |

ASSESSOR'S PARCEL NUMBER(S): 162-17-203-001 thru 008  
 PROPERTY ADDRESS and/or CROSS STREETS: Highland and Polaris  
 PROJECT DESCRIPTION: Sign for commercial property

(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)\*      Jason Choo (LLC Manager)  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC: \_\_\_\_\_

PLEASE SEE ATTACHED NOTARY CERTIFICATE

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



WS-21-0243

Date: February 23, 2021,  
 To: Clark County Comprehensive Planning  
 500 Grand Central Parkway  
 Las Vegas NV 89155  
 Applicant: South Valley View Twain LLC  
 Contact: Mark Whitehouse, High Impact Sign & Design  
 Re: Waiver with Design Review for Public Hearing

PLANNER COPY

To whom it may concern.

We respectfully request the approval of the following waivers with design review for signage.

- Allow a freestanding sign to be 80' overall height where 50' is the maximum in a H-1 zone.
- Allow two (2) LED Displays where one (1) is the maximum for a commercial complex.
- Allow an increase in Animated Sign square footage to 600 square feet where 150 square feet is the maximum.

The site was originally approved for a high density residential and retail, however due to the Covid-19 pandemic the approved and planned use has had to been put on hold until the economy shows signs of stability.

The plan now is to do some site improvements, one of which is to construct a large sign to help the businesses. There will also be other standard minor upgrades to enhance the look of the complex including upgrades for parking lot and landscaping.

The sign will advertise goods and services sold at these businesses and will help to boost commerce at this location.

The justification for the increase in height and increased display size can be attributed to a few factors as follows.

- The highway is elevated in this area.
- There are several large billboards along the highway.
- Several large, towering buildings have recently been constructed in this area.
- There is a new "Carvana" Tower next to the property.

All these factors mentioned above are competing for visibility and a sign of lower stature will be lost with these high elevation structures around it.

Furthermore, this signage will fit in perfectly with the surrounding area, there is no single-family residences in the area, there are several high-rise buildings and signs in the area. The sign is in very close proximity to the Las Vegas Strip. This sign will not negatively affect the surrounding area.

We thank you in advance for your consideration of this request.

  
 Regards,  
 Mark Whitehouse  
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