



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

July 30, 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
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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

- III. Approval of Minutes for July 9, 2024. (For possible action)
- IV. Approval of the Agenda for July 30, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 - 1. **AR-24-400066 (DR-22-0582)-CAPSTONE CHRISTIAN ACADEMY:**
DESIGN REVIEW THIRD APPLICATION FOR REVIEW for an addition to an existing school on 2.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/nai/syp (For possible action) **PC 8/20/24**
 - 2. **ET-24-400078 (WS-23-0499)-SEC 1910, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) a loading bay within the side yard of an industrial complex; and 2) reduce drive aisle width.
DESIGN REVIEW for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.08 acres in an IP (Industrial Park) Zone and within the Airport Environs (AE-60) Overlay. Generally located on the north side of Maule Avenue, 325 feet east of Spencer Street within Paradise. JG/tpd/syp (For possible action) **PC 8/20/24**
 - 3. **WS-24-0292-KAIRO, KRISTJAN:**
WAIVER OF DEVELOPMENT STANDARDS to increase the wall height in conjunction with an existing single-family residence on 0.27 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Neighborhood Overlay. Generally located on the east side of Spencer Street, approximately 125 feet south of Ottawa Drive within Paradise. TS/nai/syp (For possible action) **PC 8/20/24**
 - 4. **SDR-24-0334-MGM RESORTS LAND HOLDINGS II, LLC**
SIGN DESIGN REVIEW for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 76.63 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action) **BCC 8/21/24**
 - 5. **DR-24-0335-BCORE PARADISE, LLC:**
DESIGN REVIEW for an expansion and modification to an existing resort hotel (Bellagio) on 85.77 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action) **BCC 8/21/24**
 - 6. **VS-24-0321-SPENCER RA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Flamingo Road and Rochelle Avenue, and between Spencer Street and Bruce Street within Paradise (description on file). TS/bb/syp (For possible action) **BCC 8/21/24**

7. **WS-24-0320-SPENCER RA, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) lighting plan; and 2) retail building and gas station on a 1.43 acre portion of a 4.12 acre site within an existing commercial development in a CG (Commercial General) Zone. Generally located on the south side of Flamingo Road and the east side of Spencer Street within Paradise. TS/bb/syp (For possible action) **BCC 8/21/24**

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: August 13, 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

July 9, 2024

MINUTES

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

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

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

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

Judith Rodriguez; 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 25, 2024 Minutes

Moved by: Cunningham
Action: Approve as submitted
Vote: 5-0 Unanimous

Approval of Agenda for July 9, 2024

Moved by: Williams
Action: Approve with changes
Vote: 5-0 Unanimous

V. Informational Items (For Discussion only)

Coffee and Conversation with Commissioner Naft and Clark County Fire Department
July 27, 2024 9:00 a.m.-10:00 a.m.
@ Grouchy John's Coffee 8520 S. Maryland Pkwy. Ste. 100

VI. Planning & 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**

MOVED BY-Cunningham
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

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**

MOVED BY-Cunningham
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

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**

Held per applicant. Return to the August 13, 2024 Paradise TAB meeting

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**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

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**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

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**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

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**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

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**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

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**

MOVED BY-Cunningham
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

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**

MOVED BY-Philipp

APPROVE- Subject to IF staff conditions

VOTE: 5-0 Unanimous

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**

MOVED BY-Cunningham

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

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**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

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**

MOVED BY-Cunningham

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

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**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

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**

MOVED BY-Cunningham

APPROVE- Subject to staff conditions

ADDED CONDITIONS

- **No drug rehab facility**
- **6 foot wall to be built along property line along Oneida Way**
- **Crash gate on the entrance to Oneida Way**

VOTE: 5-0 Unanimous

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**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

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**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

VI. General Business (for possible action)
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be July 30, 2024

IX. Adjournment

The meeting was adjourned at 8:35 p.m.

DRAFT

08/20/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400066 (DR-22-0582)-CAPSTONE CHRISTIAN ACADEMY:

DESIGN REVIEW THIRD APPLICATION FOR REVIEW for an addition to an existing school on 2.0 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/nai/syp (For possible action)

RELATED INFORMATION:

APN:

177-22-702-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 985 E. Serene Avenue
- Site Acreage: 2
- Project Type: Addition to existing school
- Number of Lots/Units: 1
- Density (du/ac): 18 feet, 2 inches
- Square Feet: 1,596 (proposed expansion)/13,918 (existing facility)
- Parking Required/Provided: 19/48

History and Request

The Planning Commission (PC) previously approved a design review for an addition to an existing school. A condition of approval required a review in 6 months. The PC approved the first review for the addition to an existing school in October 2023. A condition of approval required a review by February 21, 2024 to assess the status of the installation of the required school zone flasher signal. A second review was approved in April 2024, subject to another review to be heard at the August 20, 2024 PC meeting.

Site Plan

The approved plan depicts an existing 13,918 square foot school and daycare facility centrally located on a 2 acre lot at the corner of Serene Avenue and Paradise Road. The site has access through a standard driveway along Serene Avenue. Parking for the school is in the northern

portion of the site in front of the school building and will provide 48 parking spaces, where 19 parking spaces are required. The eastern, western, and southern portions of the site are primarily play areas for the school children. These areas contain several shade structures and play equipment. The play area is contained by a 6 foot CMU wall along the side and rear property lines.

The school addition is in the south, central portion of the site attached to the southern wall of the existing building. The approved plan indicated the addition is approximately 1,596 square feet, will replace an existing patio, and will be surrounded by a sidewalk. The addition is set back 47 feet 4 inches from the rear property line and 84.5 feet from the eastern side property line.

Landscaping

Except for the rear/southern property line, the existing landscaping on the property will remain as is. The northern and eastern property lines appear to have a 5 foot landscaping strip consisting of a variety of shrubs and large trees. The western property line contains minimal landscaping with some small trees due to a drainage culvert on that side of the property. Parking lot landscaping will remain as is and consists of landscaping strips and islands with small to medium trees with shrubs dispersed between the trees.

The southern/rear property line will have updated landscaping. The landscaping buffer adjacent to a less intensive use was approved. The approved landscape plan depicts 15 Eldarica Pine (Pinus Eldarica) trees (24 inch box Evergreens) spaced 20 feet off center in 5.5 foot planters.

Elevations

The approved plans depict the existing school/daycare facility building as a 29 foot tall structure with a pinkish-beige painted stucco exterior and red-orange tile gabled roof. Commercial shaker windows are shown on all sides of the building. The front of the existing school is all glass with a commercial door and protected by a porte-cochere with matching exterior elements.

The addition to the building is shown facing the south. The approved plans depict the addition with a reddish-orange gabled tile roof and a pink-beige painted stucco exterior to match the existing structure. The approved plan also depicts the peak height of the roof gable at 18 feet, 1 inch. Commercial shaker windows are provided on the south elevation of the structure only and 2 glass paneled doors are provided on the south frontage for access to the play area.

Floor Plans

The approved plans show the existing school/daycare facility with 9 classroom areas that range in size from 565 square feet up to 923 square feet. The classrooms are supported by a lunchroom, activity room, restrooms, and offices. The proposed addition is shown in the southeast corner of the building. The 1,596 square foot addition will provide 2 additional classroom spaces along with a storage room. The addition will be accessed through the existing activity room by a repurposed existing door and a newly installed door with 2 currently existing windows in-filled. The exterior of the building will be accessed by 2 doors at the south central end of the addition. The addition will replace an existing 16 foot patio and expand an additional 16 feet from the existing patio.

Signage

Signage was not part of the original application.

Previous Conditions of Approval

Listed below are the approved conditions for AR-24-400019 (DR-22-0582):

Comprehensive Planning

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

Public Works - Development Review

- Applicant shall submit an application for review as indicated in the filing deadline schedule to be heard at the August 20, 2024 Planning Commission meeting;
- Compliance with previous conditions.

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.

Listed below are the approved conditions for AR-23-400118 (DR-22-0582):

Comprehensive Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review.

Public Works - Development Review

- Until February 21, 2024 to review as a public hearing for completion of the school zone flasher installation;
- Compliance with previous conditions.

Listed below are the approved conditions for DR-22-0582:

Current Planning

- 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

- 6 months to review;
- Off-site improvements to be completed, including flashers, prior to the issuance of certificate of occupancy for the classrooms;
- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The applicant is submitting a third application review to build an addition to an existing school, Capstone Christian Academy. Public Works wanted to make sure that the flashers are installed and the off-site improvements are completed. The applicant states that the east flashers and the off-site improvements are completed. However, during the footing of the west flasher, existing conduits were found that conflict with the footing design. As a result, the applicant submitted revised structural details for the footing. The applicant mentions that if this third application review is approved, the applicant will install the west flasher.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-24-400019 (DR-22-0582)	Second application review for an addition to an existing school and off-site improvements	Approved by PC	April 2024
AR-23-400118 (DR-22-0582)	First application review for an addition to an existing school and off-site improvements	Approved by PC	October 2023
DR-22-0582	Addition to an existing school	Approved by PC	February 2023
WC-22-400117 (UC-1266-98)	Waived conditions of a use permit requiring A-2 landscaping on the western and southern property lines	Approved by PC	February 2023
UC-20-0599	School in conjunction with an existing daycare facility	Approved by PC	February 2021
UC-0798-07	Communications tower in conjunction with an existing daycare facility	Approved by BCC	September 2007
UC-1766-98	Daycare facility	Approved by PC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential

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

Public Works - Development Review

The applicant has made progress; however, the school zone flashers still have not been installed and are in operation. Therefore, Public Works will be asking for another review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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

- 3 months to review;
- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: CAPSTONE CHRISTIAN ACADEMY
CONTACT: CRAIG LUCAS, KGA ARCHITECTURE, 9075 W. DIABLO DRIVE, SUITE
300, LAS VEGAS, NV 89148

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-22-702-005

PROPERTY ADDRESS/ CROSS STREETS: 985 E. Serene Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Application Review for off-site improvements and flashers per Planning Commission and Public Works for DR-22-0582 (AR-23-400118 & AR-24-400019).

PROPERTY OWNER INFORMATION

NAME: Capstone Christian Academy
 ADDRESS: 985 E Serene Ave
 CITY: Las Vegas STATE: NV ZIP CODE: 89123
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Capstone Christian Academy
 ADDRESS: 985 E Serene Ave
 CITY: Las Vegas STATE: NV ZIP CODE: 89123 REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION

NAME: kgc c/o Craig Lucas
 ADDRESS: 9075 West Diablo Drive, Suite 300
 CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
 TELEPHONE: 702.367.6900 CELL _____ EMAIL: clucas@kgc.design

*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.

Joe Sunderman
 Property Owner (Signature)*

Joe Sunderman
 Property Owner (Print)

May 7, 2024
 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-24-400019
 PC MEETING DATE 8/20/2024
 BCC MEETING DATE _____
 TAB/CAC LOCATION Paradise

ACCEPTED BY NAT
 DATE 5/23/2024
 Fee _____

DATE 7/30/2024



11/15/2023
11/15/2023
11/15/2023
11/15/2023
11/15/2023
11/15/2023
11/15/2023

May 21, 2024

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

Re: Capstone Christian Academy DR-22-0582

To Whom It May Concern:

Please accept this document as the justification letter for the above referenced project. We are requesting an Application Review per the Conditions of Approval for AR-24-400019 (DR-22-0582). The project is for an approximately 1,596 S.F. classroom expansion. The project site is Assessor's Parcel Number 177-22-702-005. The project is located at 985 E. Serene Avenue.

The first Application Review was requested by Clark County Comprehensive Planning and Clark County Public Works so that construction could begin on the flashers and any off-site improvements before briefing Staff, Public Works, and the Planning Commission on the status of complying with the previous conditions of UC-20-0599 and the off-site plan review comments provided in July 2021. The second Application for Review was heard before the Planning Commission on April 2, 2024, and the Planning Commission requested an additional review to be heard at the August 20, 2024, Planning Commission.

The east flasher and offsite improvements have been completed. While drilling for the footing on the west flasher, existing conduits were found that conflict with the footing design. A revised structural detail for the footing was submitted and reviewed by Clark County. Clark County had comments on the revised structural detail and revisions were made. These revisions were turned back into Clark County and are awaiting approval. Once approved, the west flasher can be installed, and the work will be completed.

Please contact me at 702.367.6900 ext. 160, or via email at clucas@kga.design, with any questions.

Sincerely,

Craig Lucas
Associate, Senior Designer
Architect

Las Vegas
500 S. Grand Central Parkway
Las Vegas, NV 89155

Austin
1100 West 11th Street
Austin, TX 78703

08/20/24 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-24-400078 (WS-23-0499)-SEC 1910, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) a loading bay within the side yard of an industrial complex; and 2) reduce drive aisle width.

DESIGN REVIEW for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.08 acres in an IP (Industrial Park) Zone and within the Airport Environs (AE-60) Overlay.

Generally located on the north side of Maule Avenue, 325 feet east of Spencer Street within Paradise. JG/tpd/syp (For possible action)

RELATED INFORMATION:

APN:
177-02-603-022

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a loading bay with roll-up/overhead doors and visible from the public right-of-way to be located within the side yard of an industrial building where not permitted per Section 30.04.05.G.
2. Reduce the width of a loading bay access drive aisle (one-way) to 12.7 feet where 18 feet is the standard per Section 30.04.04.I (a 30% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 1910 E. Maule Avenue
- Site Acreage: 1.08
- Project Type: Food (salmon) processing facility
- Number of Stories: 2
- Building Height (feet): 27.4
- Square Feet: 17,508
- Parking Required/Provided: 27/28

Site Plan

The approved plan depicts an existing office/warehouse building located on the north side of Maule Avenue, approximately 325 feet east of Spencer Street. The plans show the office/warehouse building is in the central portion of the site, set back 86 feet from Maule Avenue, approximately 67 feet from the rear of the property, and between 25 feet to 28 feet from the interior sides. The plans show that an existing 7 foot to 8 foot CMU block wall is located along the interior and rear property lines to screen the property. Parking is mainly located in the southern portion of the building with additional spaces located in the rear of the building. There are 12 parking spaces located in the front of the building, with an additional 16 parking spaces located in the rear for a total of 28 parking spaces provided where 27 parking spaces are required. There are 2 drive aisles on either side of the building. The drive aisle to the west of the building is 28 feet wide, while the drive aisle to the east is 25 feet wide at the widest point and 12 feet 8 inches at thinnest point. An existing 7 foot 6 inch tall chain-link fence secures these drive aisles. Access to the site is provided by 2 commercial driveways that access Maule Avenue. The plan also shows that a 12 foot by 24 foot raised and enclosed loading dock with a roll-up door will be provided on the eastern side of the building. The loading bay area is attached to the main building and extends into the eastern drive aisle. The loading bay is set back 12 feet 8 inches from the eastern property line. The drive aisle is one-way, but is reduced to 12 feet 8 inches where the loading docks juts out from the building. An additional 14 foot by 25 foot loading area is provided in the north central portion of the building.

Landscaping

The approved plans indicate that there will only be minor changes to the existing landscaping on-site. Along the street are 3 existing 15 foot landscape islands behind an attached sidewalk. The islands are on all sides of the provided commercial driveways. The plants provided within these landscape strips include several palm trees and shrub palms along with 2 other tree species. A condition of approval requires an intense landscape buffer along Maule Avenue. Within the front parking lot, landscaping is provided per Figure 30.64-14, with 2 existing landscaping terminal islands and the 15 foot street landscaping strip located adjacent to a strip of 7 parking spaces on the south side of the parking lot. In the northern portion of the southern parking lot, 2 new landscaping terminal islands have been provided each with a Red Ironbark (*Eucalyptus Sideroxylon*) tree. No additional landscaping is being provided within the northern parking area and no perimeter landscaping is being provided.

Elevations

The plans depict a 27 foot 4 inch tall office/warehouse building. The exterior of the building will mainly consist of clay colored CMU block. There are several access points into the building. Along the front/south façade of the building a commercial window door system is provided on the west and east sides of the façade with commercial windows alternating between the commercial window doors systems. Along the rear/northern façade of the building, 2 metal doors are located on both the eastern and western portions of the façade with a swinging loading door located in the central portion of the northern façade. On the western side of the building, there are no additional access points. Along the eastern façade, there is a single metal access door on the southern portion of the façade. An enclosed loading bay pop-out can be found on the southern portion of the eastern façade, approximate 37 feet 8 inches north of the front face of the building. The loading bay pop-out is constructed of a painted stucco with a metal cap roof. The

pop-out reaches 18 feet in height and has a metal roll-up door and truck bumpers along the southern portion of the pop-out. Four windows are provided on the second story of the front façade to line up with the interior office area and pack lights are provided at regular intervals between the first and second stories.

Floor Plans

The plans show that there will be 2 floors within the interior of the building. The first floor is 16,289 square feet and will primarily be a reception and processing area. A large portion of the interior space is dedicated to the freezing and refrigeration of the salmon received on-site with a 5,314 square foot freezer room located in the northeast portion of the building, and 2 refrigerated dock areas totaling 3,232 square feet. Along the northwestern and western portions of the building are the processing areas that include a cutting room, smoker room, cleaning room, refinement room, salting area, and packaging space. In the southern and southwestern portion of the building is an office and showroom area, with an 883 square foot showroom, dock office, restrooms, and a breakroom. On the second floor, there is a 1,219 square foot office space which includes an open office area, break area, restrooms, and conference room.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0499:

Comprehensive Planning

- 6 months to review as a public hearing;
- Applicant to notify the neighbors of the review time and date;
- Provide an intense landscaping buffer per Figure 30.64-12 along Maule Avenue to screen the loading bay from the street;
- Trash to be picked-up daily;
- Doors to the building must remain closed;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The applicant states that they have worked diligently to commence the approved project. They are still working through the license process with Business License. It is for this reason that the approved project has not commenced.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0499	Waiver of development standards and a design review for food processing	Approved by PC	December 2023
WS-0010-02	Waived the landscaping buffer adjacent to a residential use	Approved by PC	February 2002
ZC-1973-99	Reclassified the site from R-E to M-D zoning for an office/warehouse building	Approved by BCC	March 2000
ZC-0673-98	Reclassified the site from R-E to M-D zoning for a 5 building office/warehouse complex with reduced side yard setbacks - denied for APN 177-02-603-022	Approved by BCC	June 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Business Employment	IP (AE-60)	Office/warehouse
South	Business Employment	IP	Office/warehouse

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.

Staff believes that the applicant has worked towards commencing the project. There is a building permit in process (BD24-19693) for the approved loading dock. As well as a permit (BD24-16475) that has been issued for the new exterior foundation pad. However, no work has been carried out to provide an intense landscape buffer along Maule Avenue per Figure 30.64-12. A 6-foot screen wall is required to abide by Figure 30.64-12 for intense landscaping buffers. Staff can support this extension of time request since it is the first but believes that the applicant should come back for a review in one year to ensure that there are no impacts to the neighboring property.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until June 19, 2025 to commence or the application will expire unless extended with approval of an extension of time;
- 1 year to review from the date the business license is issued as 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

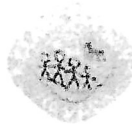
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SEC 1910, LLC

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



Department of Comprehensive Planning Application Form

PLANNED
COPY

ASSESSOR PARCEL #(s): 177-02-603-022

PROPERTY ADDRESS/ CROSS STREETS: Maule/Spencer

DETAILED SUMMARY PROJECT DESCRIPTION

6 month required review per WS-23-0499

PROPERTY OWNER INFORMATION

NAME: SEC 1910 LLC
 ADDRESS: 11 Enterprise Avenue North
 CITY: Secaucus STATE: NJ ZIP CODE: 07094
 TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: N/A

APPLICANT INFORMATION (must match online record)

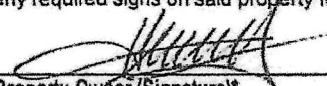
NAME: SEC 1910 LLC
 ADDRESS: 11 Enterprise Avenue North
 CITY: Secaucus STATE: NJ ZIP CODE: 07094 REF CONTACT ID # _____
 TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Bob Gronauer - Kaempfer Crowell
 ADDRESS: 1980 Festival Plaza Drive, Ste. 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # N/A
 TELEPHONE: 702-792-7000 CELL 702-792-7031 EMAIL: BGronauer@kcrnlaw.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)*

Richard Lince
 Property Owner (Print)

5/23/24
 Date

- | | | | | | | |
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| <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 | <input type="checkbox"/> OTHER |

APPLICATION # (s)	<u>24-400078</u>	ACC:PILO BY	<u>SM</u>
PC MEETING DATE	<u>8/20/24</u>	DATE	<u>4/24/24</u>
BCC MEETING DATE		FEES	<u>1100.00</u>
TAB/CAC LOCATION	<u>Paradise</u>	DATE	<u>7/30/24</u>

ET-24-400078

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.792.7151

KAEMPFER

CROWELL

ELISABETH E. OLSON
oolson@kcniav.com
D: 702.792.7039

May 30, 2024

VIA ONLINE SUBMITTAL

PLANNER
COPY

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

Re: Justification Letter – Extension of Time (WS-23-0499)
APN: 177-02-603-022
SEC 1910, LLC

This firm represents the SEC 1910, LLC ("Applicant") with regard to the above referenced matter. The property is located at 1910 East Maule Avenue and more particularly described as Assessor's Parcel Number 177-02-603-022 (the "Site").

On December 19, 2023, the Clark County Planning Commission approved a design review and waivers to allow a loading bay to be visible from the public right-of-way and a reduced drive aisle width for a food processing facility via application WS-23-0499. The application was conditioned upon a 6-month review as a public hearing.

The food processing facility has not yet started operations as the Applicant is still working through the business licensing process. The purpose of the review was to follow-up on comments received from neighbors relating to concerns of odors from the food processing operations. Because the Applicant has not started operations, we request an extension of time of the required review for an additional 6 months to complete the business licensing process and start operating.

Thank you in advance for your consideration. Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

2

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0292-KAIRO, KRISTJAN:

WAIVER OF DEVELOPMENT STANDARDS to increase the wall height in conjunction with an existing single-family residence on 0.27 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Neighborhood Overlay.

Generally located on the east side of Spencer Street, approximately 125 feet south of Ottawa Drive within Paradise. TS/nai/syp (For possible action)

RELATED INFORMATION:

APN:

162-14-611-002

WAIVER OF DEVELOPMENT STANDARDS:

Increase the wall height in the side and rear yards to 7 feet where 6 feet is the maximum height permitted per Section 30.04.03. (17% increase)

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3702 Spencer Street
- Site Acreage: 0.27
- Project Type: Perimeter wall
- Building Height (feet): 7 (boundary wall)

Site Plan

The plan depicts an existing single-family residence on a 0.27 acre lot. The front of the house is facing southwest towards Spencer Street. The house is centrally located on the property and is 2,047 square feet. There is an existing perimeter wall that is currently 4 feet tall. The applicant requests to increase the wall height to be 7 feet, when 6 feet is permitted, along the north, south, and east property lines, within the side and rear yards. A return wall is shown on the south side and a gate on the north side of the residence.

Elevations

The plan shows the new boundary wall height to be 7 feet.

Applicant's Justification

The current height of the perimeter wall is 4 feet. The applicant is requesting this height increase to 7 feet to ensure safety and for privacy from neighbors.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0098	Reclassified 176.4 acres from an R-1 Zone to an R-1 Zone in a Historic Neighborhood (HN) Overlay District	Approved by BCC	April 2022

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

There is an active code violation (CE-21-05116) increase height of existing perimeter wall without building permits.

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

Waiver 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.

The applicant increased the height of the wall without a building permit. As a result, there is an active Code violation (CE21-05116). Staff also finds that the applicant is making progress to resolve this issue, because there is an active building permit in process (BD-21-26262). Staff can support this application if applicant continues to complete the building permit and paints the wall to match the existing residence.

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

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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.

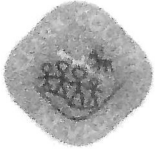
Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KRISTJAN KAIRO

CONTACT: KRISTJAN KAIRO, 3702 SPENCER STREET, LAS VEGAS, NV 89119



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 16214611002

PROPERTY ADDRESS/ CROSS STREETS: 3702 Spencer St., Las Vegas, NV 89119

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Development Standards: Increase wall height to 7 feet where a maximum height of 6 feet is permitted, per section 30.04.03 (a 17% increase)

PROPERTY OWNER INFORMATION

NAME: Kristjan Kairo
 ADDRESS: 3702 Spencer St.
 CITY: Las Vegas STATE: NV ZIP CODE: 89119
 TELEPHONE: _____ CELL 702 300 3590 EMAIL: doctorkairo1v@gmail.com

APPLICANT INFORMATION

NAME: Kristjan Kairo
 ADDRESS: 3702 Spencer St
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 702 300 3590 EMAIL: doctorkairo1v@gmail.com

CORRESPONDENT INFORMATION

NAME: Kristjan Kairo
 ADDRESS: 3702 Spencer St
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 702 300 3590 EMAIL: doctorkairo1v@gmail.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.


 Property Owner (Signature)*

Kristjan Kairo
 Property Owner (Print)

9/30/2024
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 24-0292

ACCEPTED BY SM

PC MEETING DATE 8/20/24

DATE 6/12/24

BCC MEETING DATE _____

TAB/CAC LOCATION Paradise

DATE 7/30/24

Justification Letter
for
Waiver of development Standards

May 23, 2024

Clark County:

As the homeowner, I am seeking a Waiver of Development Standards to the current development code: Section 30.04.03, so that I might increase the wall height in conjunction with an existing single-family residence on 0.3 acres in an RS5.2 (Residential Single Family 5.2) Zone within the Historic Designation Overlay District.

The property of concern is 3702 Spencer St., Las Vegas, NV 89119.

The wall height desired is 7 feet, where a maximum height of 6 feet is permitted per Section 30.04.03. This is an increase of only 17%.

The desired height is for the purpose of;

Privacy: The neighbor's kitchen and living room looks directly into my bathrooms and bedrooms,

Security: The park across the street from my home is frequented by homeless and other suspicious individuals, the property next door (3696 Spencer St.) has been burglarized in the past on more than one occasion, and an increase in height would serve as a deterrent from would be assailants from jumping from that property to mine.

Aesthetic Consistency: The adjoining neighbor has recently built a wall of 7 feet, an increase in my wall height would give the neighborhood visual continuity.

This request is submitted with the intention of ensuring safety, maintaining privacy between properties; conserving/increasing property values, improving the appearance of the neighborhood, and encouraging the most practical and appropriate use of the land.

Thank you for your consideration,

Kristjan Kairo

3702 Spencer St

Las Vegas, NV 89119

Parcel Number: 16214611002

Please note, as of the date of this letter there are three active violations for this site; CE 22-28691, CE 21-05116, and CE 22-13003. They have been unjustly applied and are currently being resolved as this time.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-24-0334-MGM RESORTS LAND HOLDINGS II, LLC

SIGN DESIGN REVIEW for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 76.63 acres in a CR (Commercial Resort) Zone.

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

RELATED INFORMATION:

APN:

162-20-510-002; 162-20-601-001; 162-20-602-001

SIGN DESIGN REVIEW:

1. Modifications to an approved comprehensive sign plan in conjunction with an existing resort hotel (Bellagio) including the following:
 - a. Replace an existing 4,534 square foot freestanding sign along Las Vegas Boulevard South with a new 3 sided 5,905 square foot freestanding sign.
 - b. Increase the area of an electronic sign (electronic message unit, video) to 5,055 square feet where 2,304 square feet was previously approved.
 - c. Increase the area of wall signs to 4,049 square feet where 677 square feet was previously approved.
 - d. Reduce the front setback for a freestanding sign to 2 feet 3 inches where 10 feet is required per Section 30.05.02L (a 77.5% decrease).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3600 and 3680 Las Vegas Boulevard South
- Site Acreage: 76.63
- Project Type: Modifications to an approved comprehensive sign plan
- Sign Height (feet): 141 (new freestanding sign)
- Square Feet: 5,905 (new freestanding sign)/3,372 (new wall signs)

History and Request

This is a request for a previously approved comprehensive sign plan for the Bellagio Resort Hotel. The most recent comprehensive sign application was approved via UC-0288-05 by the Planning Commission in April 2005. This application proposes to remove the existing freestanding sign

along Las Vegas Boulevard South currently located on APN 162-20-601-001 and construct a new, larger freestanding sign on APN 162-20-602-001 to the south. The new freestanding sign is also proposed to have a larger electronic message unit (video) compared to the current sign. These changes are proposed to allow for an expansion of the retail, restaurant, and entertainment areas of the Bellagio, which is the subject of a companion design review, DR-24-0335. The expanded areas of the building will also feature additional wall signs.

Site Plans

Plans submitted indicate the proposed freestanding sign will be located at the southeast corner of APN 162-20-602-002 on the west side of Las Vegas Boulevard South, approximately 80 feet south of the existing freestanding sign which will be removed. The sign will also be set back 2 feet 3 inches from the east property line adjacent to Las Vegas Boulevard South where the minimum setback for all structures is 10 feet.

Sign Plans

The plans depict a proposed freestanding sign on the west side of Las Vegas Boulevard South with a maximum height of 141 feet. The sign does not exceed the overall height of the existing resort towers, including the Spa Tower which is 374 feet and the Main Tower which is 493 feet in height. The freestanding sign is proposed to be 3-sided totaling 5,905 square feet in size when measured as the sum of 50% of each sign face. The freestanding sign includes electronic messaging units (video) totaling 5,055 square feet. The plans also depict 21 proposed wall signs which will be distributed at various locations on the north and east façades of the new buildings. The wall signs total 3,372 square feet and range in size from 110 square feet to 220 square feet.

Proposed Sign Changes

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	# of existing signs	# of proposed signs	Total # of signs
Existing "Bellagio" F/S Sign**	4,534	-4,534	0	1	-1	0
EMU (part of F/S)	2,304	-2,304				
Proposed "Bellagio" F/S Sign		5,905***	5,905***		1	1
EMU (part of F/S)		5,055	5,055	0	1	1
Wall	677	3,372	4,049	-----	-----	-----

**One existing freestanding sign is proposed to be removed in its entirety and replaced.

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

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*	17,106	1,371 net	18,477	3**	1	3
Wall	677	3,372	4,049	-----	-----	---
Monument	4	0	18,481	4	0	4
Directional	177	0	177	17	0	17
EMU - video	2,304	2,751 net	5,055	1	0 net	1

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

**One existing freestanding sign is proposed to be removed in its entirety and replaced.

Applicant's Justification

The applicant states this the requested signage is an integral part of Las Vegas Boulevard South and the Bellagio. The signage design is coordinated with the existing signage at the resort to project a cohesive design. The applicant states that the signage does not interfere with the sight visibility zones or pedestrian sidewalk areas.

Prior Land Use Requests APNs 162-20-510-002, 162-20-601-001

Application Number	Request	Action	Date
ADR-22-900807	Pedestrian walkway bridge enclosure (Bellagio)	Approved by ZA	January 2023
UC-20-0546	Monorail (underground people mover system)	Approved by BCC	October 2021
AR-19-400088 (WC-18-400191 (UC-0284-17))	First application for review of a waiver of conditions for an outdoor sales booth	Approved by BCC	August 2019
AR-19-400089 (UC-0284-17)	First application for review for deviations of a use permit for an outdoor sales booth	Approved by BCC	August 2019
DR-18-0646	Facade changes to an existing outdoor sales structure/booth	Approved by BCC	October 2018
WC-18-400191 (UC-0284-17)	Waived conditions for an outdoor sales booth	Approved by BCC	October 2018
ADR-1132-17	Building addition and facade change for a restaurant (Spago)	Approved by ZA	November 2017
UC-0284-17	Allow an outdoor sales structure/booth and signage subject to 2 years to commence and review	Approved by BCC	June 2017
ADR-0302-11	Building addition and redesign of an existing nightclub	Approved by ZA	April 2011
UC-0288-05	Allowed an employee parking garage and increased height for the parking garage	Approved by PC	April 2005
DR-1625-03	Allowed gates, a guard house, and fences	Approved by PC	November 2003
DR-0283-03	An expansion to a resort hotel (Bellagio)	Approved by BCC	March 2003

Prior Land Use Requests APN 162-20-602-001

Application Number	Request	Action	Date
ADR-0787-11	Pavilion and guard shack for the Cosmopolitan Resort Hotel	Approved by ZA	September 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Caesars Palace Resort Hotel
South	Entertainment Mixed-Use	CR	Jockey Club & Cosmopolitan Resort Hotel
East	Entertainment Mixed-Use	CR	Horseshoe, Paris & Planet Hollywood Resort Hotels
West	Entertainment Mixed-Use	CR, IL, CC	I15, offices, industrial uses, & The Martin

Related Applications

Application Number	Request
DR-24-0335	Design review for the expansion of an existing resort hotel (Bellagio) 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

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 Code allows alternative sign standards for resort hotels if the alternative results in the development having a visual character compatible with adjacent developments. The proposed freestanding sign along with the proposed wall signs on the new buildings 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 proposed freestanding sign, electronic message units (video) and wall signs will be harmonious with the approved comprehensive sign plan and the location of the freestanding sign will not impede pedestrian or vehicular traffic. In total, the signs should not have an adverse or negative impact on the surrounding land use or properties. Therefore, staff recommends approval.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

- Applicant is advised that signs are not permitted within the right-of-way.

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 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- 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; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: MGM RESORTS

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

DRAFT



Department of Comprehensive Planning Application Form

SDR-24-0334

ASSESSOR PARCEL #(s): 162-20-510-002, 162-20-601-001, 162-20-602-001

PROPERTY ADDRESS/ CROSS STREETS: 3600, 3680, & 3708 South Las Vegas Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION
Amend the Comprehensive Sign package to increase sign area of one freestanding sign by 5,905 square feet and to add 27 new wall signs totaling 3,372 square feet.

PROPERTY OWNER INFORMATION

NAME: BCORE Paradise, LLC
ADDRESS: 6385 South Rainbow Boulevard, Suite 500
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-692-9622 CELL _____ EMAIL: bkaiser@mgmresorts.com

APPLICANT INFORMATION

NAME: Bellagio, LLC (Tenant)
ADDRESS: 3600 South Las Vegas Boulevard
CITY: Las Vegas STATE: NV ZIP CODE: 89109 REF CONTACT ID # _____
TELEPHONE: 702-692-9622 CELL _____ 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.

Property Owner (Signature)*

BCore Paradise LLC 6/20/24
Property Owner (Print) Date
By: Stephanie McBowen, Managing Director and Vice President

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-24-0334

PC MEETING DATE _____

BCC MEETING DATE 8/21/24

TAB/CAC LOCATION Paradise

ACCEPTED BY Rg
DATE 6/25/24

DATE 7/30/24



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

SDR-24-0334

June 25, 2024

**PLANNER
COPY**

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

re: APN 162-20-510-002, 162-20-601-001, & 162-20-602-001
3600 South Las Vegas Boulevard
Letter of Justification Bellagio Lakefront Signage

To Whom It May Concern,

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

Request

Sign Design Review

Amend the Comprehensive Sign package to replace the existing freestanding sign with a 5,905 square feet freestanding sign. To add 27 new wall signs totaling 3,372 square feet. The project is located in a Commercial Resort, CR District.

Waiver of Standards

Allow a front yard setback of 2'-3" where 10'-0" is required.

Project Description

The project is associated with a new 397,180 square foot multi-story retail and entertainment addition to the existing Bellagio Hotel & Casino, on the south side of Bellagio Drive. The properties are zoned Commercial Resort (CR). The most recent comprehensive sign application was UC-05-0288.

This project proposes a new 5,905 square feet freestanding pylon sign located adjacent to Las Vegas Boulevard South approximately 400 feet north of West Harmon Avenue, setback 2'-3" from the front property line, as shown on the plans. The proposed sign will replace the existing 4,534 freestanding sign. The proposed sign is 141'-0" high which does not exceed the overall height of the existing resort towers. The Spa Tower is 374' high and the Main Tower is 493' high. The proposed

sign includes a 5,055 square feet Electronic Message Unit, Video calculated per the calculation formula in Title 30 for a three-sided sign.

The project also proposes the addition of 27 new wall signs ranging from 110 to 150 square feet each; totaling 3,372 square feet on the north and east façade of the project. A comprehensive spreadsheet of all existing and proposed signs is attached.

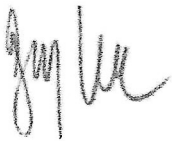
Justification

This application is justified for the following reasons:

- Signage is an integral part of Las Vegas Boulevard South and the Bellagio. The signage design is coordinated with the existing signage at the resort to project a cohesive design.
- The signage does not interfere with the sight visibility zones or pedestrian sidewalk areas.
- The nearest freestanding sign to the south on the same side of Las Vegas Boulevard South is approximately 1,900' away. There is also a sign to north on the same side of Las Vegas Boulevard South approximately 2,700' away.

We look forward to your review and comments.

Very truly yours,



George M. Rogers, AIA

08/21/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0335-BCORE PARADISE, LLC:

DESIGN REVIEW for an expansion and modification to an existing resort hotel (Bellagio) on 85.77 acres in a CR (Commercial Resort) Zone.

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

RELATED INFORMATION:

APN:

162-20-501-006; 162-20-510-002; 162-20-601-001; 162-20-602-001; 162-20-616-064

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3600, 3680, and 3708 Las Vegas Boulevard South
- Site Acreage: 85.77
- Project Type: Resort hotel
- Number of Stories: 3 (proposed addition)
- Building Height (feet): 493 (existing hotel)/138 (proposed addition)
- Square Feet: 1,138,645 (existing hotel)/397,180 (proposed addition)/1,513,071 (total)
- Parking Required/Provided: 4,572/6,276
- Sustainability Required/Provided: 7/9.5

Site Plans

The plans depict a new 397,180 square foot addition to the existing Bellagio Hotel & Casino. The addition will be located on the south side of a private street, Bellagio Drive, on the west side of Las Vegas Boulevard South. The addition has a minimum front setback along Las Vegas Boulevard South of 19.3 feet and will be located 15 feet from the south property line. The existing covered walkway which begins at the existing freestanding Bellagio sign and leads to the parking garage is proposed to be removed along with this sign. The plan indicates new free-standing sign will be located on APN 162-20-602-001 to the south which is the subject of a separate sign design review, SDR24-0334. A new pedestrian bridge to the Cosmopolitan Resort and Casino is proposed. All interior modifications to the Cosmopolitan that are necessary to accommodate the bridge are not a part of this application. A future CCPW pedestrian bridge across Las Vegas Boulevard South is also indicated, but it is not a part of this application. The plans indicate that some interior remodeling to the existing entrance lobby as well as a remodel

to the bus/Uber drop-off on the ground level of the existing Bellagio parking garage. No changes to the existing driveways and vehicle circulation areas are proposed. Access will be maintained to the existing porte-cochere, existing drop-off and taxi queues, as well as the existing parking garage. A portion of the building addition will displace 73 parking spaces in the south parking garage. However, the parking analysis indicates that the required parking for the existing hotel/casino is 3,357, and the addition will require 1,215 spaces for a total of 4,572 spaces. The total parking provided is 6,276 spaces including 74 accessible parking and 16 van accessible parking spaces. The plan indicates 13 existing EV installed parking spaces are provided for the resort. The ground level of the addition will include a 1,513 square foot area for loading docks and trash enclosures that will be screened from the street by the building. Access to these areas will be from Frank Sinatra Drive to the west. A Parking Demand Study has been submitted regarding the loading requirements for the property. Eight off-street loading spaces are currently provided. Three additional loading spaces are proposed with the addition for a total of 11 spaces. The study indicates that the additional loading spaces will provide more spaces per gross floor area than currently exists. No other changes to the site are proposed.

Landscaping

The street landscape plans are provided for the 196 feet of linear street frontage along Las Vegas Boulevard South where the building addition fronts. The plans indicate no large trees will be provided due to the proposed overhead bridge. All trees will be small or medium species listed in the SNRPC Plant List which include Indian Hawthorn, Fruitless Olive, and African Sumac which all feature low to medium water usage. Shrubs and flowers are also proposed along the street frontage including Japanese Boxwood, Pink Muhly Grass, and Gazania, among others. The landscaping provided exceeds the minimum requirements. The existing landscape areas north of Bellagio Drive will remain in place. Landscaping will also be provided within various outdoor terraces on the building addition.

Elevations

The elevations indicate the building addition will include 3 levels and will be up to 138 feet in height at the tip of the highest roof spire or finial. The proposed addition is in an Italian architectural style with details similar to the finishes, materials, and colors found on the existing buildings. This includes painted plaster finishes (EIFS), precast decorative molding, and a stone wall finish. The building features multiple skylights, glass and metal framed windows of varying sizes and shapes, a metal framed and clad atrium façade, and a metal and glass curtain wall system at the front atrium. A series of balconies with precast balusters and a railing assembly, metal framed terraces, and precast wall hung planters are provided along with landscape areas including trees. An infinity edge outdoor pool is visible on Level 3. An enclosed glass clad pedestrian bridge to the Cosmopolitan Hotel is proposed and is visible from the east elevation. The south elevation west of the pedestrian bridge, which will not be easily visible from the street, will have a series of columns and decorative molding to break-up the wall plane. The roof areas feature a series of domed roof construction which will be finished with acrylic paint over a waterproof membrane and feature precast pilasters or painted EIFS ribs. Other roof areas will feature clay tile, and a series of cupolas with an EIFS finish, a decorative metal roof surface and railings.

Floor Plans

The plans indicate the 397,280 square foot addition will include 3 levels above the ground floor which is Level zero. The 2 main entry points are at Level zero adjacent to Las Vegas Boulevard South approximately where the escalators to the covered walkway through the Bellagio sign are now located. Overall, the plans indicate 160,442 square feet of retail space on Levels 1, 2, and 3. 51,278 square feet for food and beverage (bar/restaurant) uses are proposed on Levels zero, 2, and 3. 22,754 square feet of outside dining and drinking areas are located on multiple terraces on Levels 2 and 3. A 6,200 square foot outdoor water feature is proposed on Level 3, which will be reviewed by the water purveyor and if required, the applicant will enter into a water abatement agreement. There are 112,022 square feet of back of house areas located on all levels, but primarily on Levels zero and 1. Level 1 also includes a new hotel registration area. General circulation and restrooms account for 47,739 square feet of floor area. A new 1,433 square foot enclosed pedestrian bridge to the Cosmopolitan Hotel to the south will be accessed from Level 2.

Applicant's Justification

The applicant states that the project is in keeping with the same design, materials, and colors as the existing resort hotel, and the uses complement the existing resort. The applicant states that the traffic flows will not change as a result of the addition. The applicant states that the height of the proposed project is less than the hotel towers to the south and west, and that the landscaping is compliant and generous. Finally, the applicant says that the loading area is completely screened from street views, will operate in conjunction with the existing Bellagio loading area, and the public will not be exposed to the dock.

Prior Land Use Requests APNs 162-20-501-006; 162-20-510-002; 162-20-601-001

Application Number	Request	Action	Date
ADR-22-900807	Pedestrian walkway bridge enclosure (Bellagio)	Approved by ZA	January 2023
UC-20-0546	Monorail (underground people mover system)	Approved by BCC	October 2021
AR-19-400088 (WC-18-400191 (UC-0284-17))	First application for review of a waiver of conditions for an outdoor sales booth	Approved by BCC	August 2019
AR-19-400089 (UC-0284-17)	First application for review for deviations of a use permit for an outdoor sales booth	Approved by BCC	August 2019
DR-18-0646	Facade changes to an existing outdoor sales structure/booth	Approved by BCC	October 2018
WC-18-400191 (UC-0284-17)	Waived conditions for an outdoor sales booth	Approved by BCC	October 2018
ADR-901132-17	Building addition and facade change for a restaurant (Spago)	Approved by ZA	November 2017
UC-0284-17	Allowed an outdoor sales structure/booth and signage subject to 2 years to commence and review	Approved by BCC	June 2017
ADR-0302-11	Building addition and redesign of an existing nightclub	Approved by ZA	April 2011

Prior Land Use Requests APNs 162-20-501-006; 162-20-510-002; 162-20-601-001

Application Number	Request	Action	Date
UC-0288-05	Allowed an employee parking garage and increased height for the parking garage	Approved by PC	April 2005
DR-1625-03	Allowed gates, a guard house, and fences	Approved by PC	November 2003
DR-0283-03	An expansion to a resort hotel (Bellagio)	Approved by BCC	March 2003

Prior Land Use Requests APN 162-20-602-001

Application Number	Request	Action	Date
ADR-0787-11	Pavilion and guard shack for the Cosmopolitan Resort Hotel	Approved by ZA	September 2011

Prior Land Use Requests APN 162-20-616-064

Application Number	Request	Action	Date
WS-0359-16	Reduction in parking and addition to guestrooms and gaming area for the Cosmopolitan Resort Hotel	Approved by BCC	July 2016
ADR-0283-15	Exterior remodel consisting of the enclosure of an outside dining area and restaurant remodel	Approved by ZA	September 2015
UC-0826-13	Ice skating rink and a temporary membrane structure	Approved by BCC	February 2014
UC-0140-10	Amendment to the approved comprehensive sign plan for the Cosmopolitan Resort Hotel	Approved by BCC	May 2010
UC-0480-09	Comprehensive sign plan for the Cosmopolitan Resort Hotel	Approved by BCC	September 2009
UC-1268-07	Freestanding and roof signs – expunged by UC-0480-09	Approved by BCC	December 2007
WS-1556-06	Allowed a 32% reduction in on-site parking and modifications to parking standards	Approved by PC	December 2006
WS-0372-05	Permanently permitted 358 off-site parking spaces for the Jockey Club and Cosmopolitan Resort Hotel site	Approved by BCC	July 2005
UC-0136-05	Modifications to the Cosmopolitan Resort Hotel	Approved by BCC	March 2005
UC-1575-04	Original use permit for the Cosmopolitan Resort Hotel	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Caesars Palace Resort Hotel

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Entertainment Mixed-Use	CR	Jockey Club & Cosmopolitan Resort Hotel
East	Entertainment Mixed-Use	CR	Horseshoe, Paris & Planet Hollywood Resort Hotels
West	Entertainment Mixed-Use	CR, IL, CC	I-15, offices, industrial uses, & The Martin

Related Applications

Application Number	Request
SDR-24-0334	Sign Design Review to modify a Comprehensive Sign package for an existing resort hotel (Bellagio) 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

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 of the proposed addition closely matches the architectural design of the current Bellagio Resort. The modifications proposed will be harmonious with the development in the area. No changes to site access or circulation are proposed and therefore traffic conditions on Las Vegas Boulevard South should not be negatively affected. Loading areas will be hidden from view of the street and the public with access provided from the west. Pedestrian connectivity to adjacent resort properties will be enhanced by the addition of the pedestrian bridge. Additional landscaping will be provided which will exceed the minimum requirements. Staff finds the proposed addition to be appropriate for the area, is compatible with the surrounding land uses, and complies with the goals and policies of the Master Plan; therefore, staff recommends approval.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

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

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 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- 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; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Fire Chief Horvat is requesting a meeting, concerning the location of the fire access lane; please contact Blair Coon to schedule a meeting at blair.coon@clarkcountynv.gov.

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 #0306-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MGM RESORTS

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

DRAFT



Department of Comprehensive Planning Application Form

DR-24-0335

ASSESSOR PARCEL #(s): 162-20-501-006, 162-20-510-002, 162-20-601-001, 162-20-602-001, 162-20-116-064

PROPERTY ADDRESS/ CROSS STREETS: 3600, 3680, & 3708 South Las Vegas Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

New multi-story retail space totaling 374,500 square feet. See attached justification letter.
397,180

PROPERTY OWNER INFORMATION

NAME: BCORE Paradise LLC
ADDRESS: 6385 South Rainbow Boulevard, Suite 500
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-692-9622 CELL: _____ EMAIL: bkaiser@mgmresorts.com

APPLICANT INFORMATION

NAME: Bellagio, LLC (Tenant)
ADDRESS: 3600 South Las Vegas Boulevard
CITY: Las Vegas STATE: NV ZIP CODE: 89109 REF CONTACT ID # _____
TELEPHONE: 702-692-9622 CELL: _____ 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)*

BCORE Paradise LLC

Property Owner (Print)

By: Stephanie McGowan, Managing Director and Vice President

June 4, 2024

Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <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 checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) DR-24-0335

ACCEPTED BY [Signature]
DATE 6/25/24

PC MEETING DATE _____

BCC MEETING DATE 8/21/24

TAB/CAC LOCATION Paradise DATE 7/30/24



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

June 13, 2024

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

DR-24-0335

**PLANNER
COPY**

re: APN 162-20-510-002, 162-20-601-001, 162-20-602-001,
162-20-501-006 & 162-20-216-064, Bellagio Hotel & Casino
3600 South Las Vegas Boulevard
Letter of Justification

To Whom It May Concern,

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

Request

Design Review for a new multi-story retail, restaurant and entertainment project with a new freestanding sign and new wall signs.

Project Description

The project includes a new 397,180 square foot multi-story retail and entertainment addition to the existing Bellagio Hotel & Casino, on the south side of Bellagio Drive. The properties are zoned Commercial Resort (CR). The addition is approximately 138' high with three floors above the ground level. The proposed freestanding pylon sign is 141' high. The project includes some interior remodel to the existing Bellagio entrance lobby and some remodel to the bus drop-off on the ground level of the existing Bellagio parking garage. The proposed addition includes plaster finishes (EIFS), glass and windows and architectural details that mirror the existing finishes, materials and colors found on the existing building.

The uses include retail, personal services, bars and restaurants with outside dining and drinking, dayclub/nightclub, recreational and entertainment facility and live entertainment in conjunction with all the uses listed above including exterior decks, patios and balconies. They are all Conditional Uses and the conditions are met.

The existing driveways and vehicular circulation areas will not change; the proposed building is designed to maintain access to the existing porte cochère, existing drop-off

and taxi queues as well as the existing parking garages.

The parking analysis shows the existing Bellagio Hotel & Casino requires 3,357 parking spaces and the proposed addition requires 1,215 parking spaces for a total of 4,572 spaces required. The total parking provided is 6,276 spaces including 3,368 spaces in the west parking garage, 2,321 spaces in the south parking garage (2,394 less 73 spaces displaced by this proposed application) and 587 spaces in the underground parking facility accessed on Flamingo Road. Note that this proposed project will displace 73 parking spaces including 12 spaces at the Basement Level, 4 spaces at Level 1, 19 spaces at Level 2, 19 spaces at Level 3 and 19 spaces at Level 4. There are 74 total mobility impaired accessible spaces and 16 van accessible spaces included in the total where the minimums are 61 mobility impaired spaces and 13 van accessible spaces.

Bellagio has 13 existing parking spaces with Electric Vehicle charging (EV-Installed).

The Level 0 floor plan exhibit shows that the proposed project will require an additional 3 loading spaces where 16 are required.

Street landscaping is provided in accordance with the Ordinance. Additional trees have been provided to the high standard that Bellagio established with previous projects.

We provide the following sustainability initiatives that exceed 7 points, the Ordinance required minimum:

1. Providing at least 10% more trees than required (1 point) – the quantities are verified in the landscape exhibits.
2. Water-Efficient Planting (1 point) – 95% or more of the plants have low or very low water requirements.
3. Landscape Buffer width increase 20% (1 point) – the landscape buffer adjacent to Las Vegas Boulevard South exceeds the requirements by at least 20%
4. Energy Conservation/Solar Gains planting on south side (1/2 point) – the south landscape buffer is planted to provide shading. Not that the west side of the building provides truck access to the proposed project.
5. Cool roofs provided (1 point) – the low sloped roofs will have an SRI ≤ 78 .
6. Building Orientation (1 point) – the building is oriented with the narrowest sides facing east-west and the longest sides facing north-south.
7. Daylighting Strategies (1/2 point) – Skylights provide natural daylighting in the public circulation areas.

8. Nonresidential Ventilation - Floor to ceiling height of 11 feet on all floors (1/2 point) – ceiling heights are proposed to be 11' or greater in the public and leasable areas.
9. Low-emissivity Glass (1/2 point) – the glass will be specified to include low-e coating.
10. Shade device above all building entrances and ADA ramps (1/2 point) – all the building entrances will include overhead covers/canopies.
11. Alternative Energy (2 points) – MGM Resorts International maintains a 100-megawatt solar array, MGM Resorts' Mega Solar Array, located in the desert north of Las Vegas, and features 323,000 panels arranged across 640 acres. The array's renewable electricity production is equivalent to the amount of power used by approximately 27,000 average U.S. homes annually. MGM Resorts is the sole user of the renewable electricity generated.

The existing freestanding sign on Las Vegas Boulevard South will be removed and a new freestanding sign will be erected. See the accompanying Sign Design Review application.

A survey of Las Vegas Boulevard South has been completed and recorded as File 210 Page 86 on February 12, 2019.

Justification

This application is justified for the following reasons:

- The project is in keeping with the same design, materials and colors as the existing Bellagio Hotel & Casino.
- The uses complement the resort uses.
- The entrance experience remains as existing, so that traffic flows do not change.
- The height of the proposed project is less than the hotel towers to the south and to the west.
- Landscaping is compliant and generous.
- The loading area is completely screened from street views and will operate in conjunction with the existing Bellagio loading area. The covered site loading area allows for access from Frank Sinatra Drive so that the public is not exposed to the dock. The garbage compactors are located adjacent to the loading area.

08/21/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0321-SPENCER RA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Flamingo Road and Rochelle Avenue, and between Spencer Street and Bruce Street within Paradise (description on file). TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

162-23-511-002 through 162-23-511-004

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The applicant is requesting to vacate the existing driveway ingress/egress easement on Spencer Street as shown on document 981124:00747 (driveway Exhibit #2). The existing driveway location on Spencer Street will be relocated with a new driveway easement.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0484-99	Permit a second freestanding sign	Approved by PC	May 1999
DR-1958-98	Restaurant	Approved by PC	December 1998
TM-0058-98	Flamingo/Spencer commercial map	Approved by PC	April 1998
VS-0369-98	Patent easements	Withdrawn	March 1998
DR-1329-97	Shopping center and drug store	Approved by PC	October 1998
ZC-0963-96	Reclassified from R1 to C-2 zoning for a motel	Approved by BCC	July 1996
VS-0962-96	Vacated and abandoned easements	Approved by BCC	June 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Corridor Mixed-Use	CG	Office buildings
South	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential
East	Corridor Mixed-Use	CG	Parking lot

Related Applications

Application Number	Request
WS-24-0320	Waivers for landscaping and driveway geometrics 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 the driveway 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

- 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 that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIRCLE K STORES, INC.

CONTACT: KIMLEY-HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-23-511-002, 162-23-511-003, 161-23-511-004

PROPERTY ADDRESS/ CROSS STREETS: 1815 E FLAMINGO RD, Las Vegas, NV 89119

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for the Construction of a 5,200 sf retail convenience store with 7 fuel dispensing pumps. Ingress/Egress Driveway Easement Vacation

PROPERTY OWNER INFORMATION

NAME: Spencer, R.A., LLC
 ADDRESS: 10655 Park Run Drive #160
 CITY: Las Vegas STATE: NV ZIP CODE: 89144
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Circle K Stores, Inc.
 ADDRESS: 1120 W Warner Rd
 CITY: Tempe STATE: AZ ZIP CODE: 85284 REF CONTACT ID # _____
 TELEPHONE: 602-728-8000 CELL _____ EMAIL: mwillia1@circlek.com

CORRESPONDENT INFORMATION

NAME: Kimley-Horn & Associates
 ADDRESS: 6671 Las Vegas Boulevard South
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
 TELEPHONE: 725-231-0006 CELL _____ EMAIL: juanm.mendoza@kimley-horn.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)*

[Print Name]
 Property Owner (Print)

3-13-2024
 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <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) US-24-0321

ACCEPTED BY [Signature]

PC MEETING DATE 8-20-2024

DATE 6-24-2024

BCC MEETING DATE _____

TAB/CAC LOCATION Paradise

DATE 7-30-2024
2024

Kimley»Horn

PLANNER
COPY

VS-24-0321

March 25, 2024

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
500 South Grand Central Parkway
Las Vegas, Nevada 89155

RE: Justification Letter – Vacation Application – Proposed Gas Station and Convenience Store. APN: 162-23-511-002.

To Whom It May Concern:

Kimley-Horn (the Applicant), on behalf of our Client (the Owner/Developer), Circle K Stores, Inc., is submitting this Justification Letter for a Design Review to allow gasoline and liquor sales for a new commercial development with a convenience store. Circle K Stores, Inc. proposes the construction of a new 5,200 square foot retail convenience store with 7 fuel dispensing pumps. The proposed Circle K facility will be operated 24 hours a day, 7 days a week with approximately 20 employees.

Project Description:

The proposed project is located at the southeast corner of Flamingo Road and Spencer Street, —more specifically identified as APN: 162-23-511-002 (the "Property"). The property is currently zoned CG – Commercial General. Convenience stores and gasoline stations are permitted uses under the CG zoning classification with standards and conditions. The existing zoning in the surrounding area is zoned CG – Commercial General and is considered a compatible adjacent use. These uses, along with being located on the corner of a major arterial street, makes this location ideal for a convenience store with gas pumps.

Vacation Application:

We are requesting to vacate the existing Private Driveway Ingress/Egress Easement on Spencer Street as shown on recorded document 981124:00747 Driveway Exhibit #2. The existing driveway located on Spencer Street will be relocated and a new driveway easement will be dedicated to replace the vacated driveway easement.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (725) 231-0006 or JuanM.Mendoza@kimley-horn.com should you have any questions.

Sincerely,

Juan Mendoza, P.E.
Project Engineer

6

08/21/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0320-SPENCER RA, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; and **2)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** lighting plan; and **2)** retail building and gas station on a 1.43 acre portion of a 4.12 acre site within an existing commercial development in a CG (Commercial General) Zone.

Generally located on the south side of Flamingo Road and the east side of Spencer Street within Paradise. TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

162-23-511-002 through 162-23-511-004 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce street landscaping (Spencer Street) where 1 large tree and 3 shrubs shall be provided every 30 linear feet of street frontage per Section 30.04.01 D.
- b. Reduce street landscaping (Flamingo Road) where 1 large tree and 3 shrubs shall be provided every 30 linear feet of street frontage per Section 30.04.01 D.
2. Reduce throat depth to 5 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (an 80% reduction).

DESIGN REVIEWS:

1. Lighting.
2. Retail building and gas station.

LAND USE PLAN:

WINCHESTER/PARADISE -CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1815 Flamingo Road
- Site Acreage: 1.43 (project site)/4.12 (overall)
- Project Type: Gas station/retail building (convenience store)
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 5,200
- Parking Required/Provided: 63/74

- Sustainability Required/Provided: 7/4.5

History & Request

The property is part of the Flamingo-Spencer commercial center that includes this site. A 3,148 square foot single story medical office building is located on APN 162-23-511-003. A 39,458 square foot senior assisted living center is located on APN 162-23-511-004. The existing 17,066 square foot building located on APN 162-23-511-002 (at the southeast corner of Flamingo Road and Spencer Street) is planned to be demolished to accommodate the proposed convenience store and gasoline station. The existing commercial center was approved via ZC-0963-96, DR-1329-97, and DR-1958-98 respectively.

Site Plans

The plans depict a proposed 1 story retail building (convenience store) with a maximum height of 23 feet. The proposed gasoline canopy and 7 fuel pumps are not within 200 feet of any residential use. The proposed building and gasoline canopy are designed to run north-south parallel to Spencer Street. The gasoline canopy will be constructed 56 feet east of Spencer Street. There is a 37 foot wide drive aisle between the canopy and the parking spaces next to the convenience store. Access to the site is provided via existing right-in/right-out shared driveways on Flamingo Road and an access driveway on Spencer Street. The shared driveways allow cross access to the existing commercial subdivision. The proposed development will retain the existing attached sidewalk.

The design of the site provides for adequate on-site circulation. The pedestrian paths are clearly delineated by colored stamped asphalt providing pedestrian walkway connectivity. Parking is located to the west and north of the proposed building as well as existing parking on adjacent parcels. The proposed development requires 16 parking spaces and 23 spaces are provided. The maximum amount of parking allowed is 18 spaces with 17 of the 23 total spaces counting towards the maximum. The applicant is installing 2 ADA parking spaces and 4 EV parking spaces that are not counted in the maximum parking number. The plan depicts 4 additional EV capable spaces that can be completed in the future for EV use. The applicant is proposing 2 bicycle racks with 4 spaces and a loading zone. Trash enclosures are located on the south side of the building.

Landscaping

The plans depict large trees along Flamingo Road and Spencer Street. Five trees are provided along the north and west streetscapes where 9 trees are required along Spencer Street and 8 trees are required along Flamingo Road. Due to conflicts with existing and proposed underground and above ground utility locations, the street landscaping is not spaced as required per Code resulting in a reduction in the number of trees. However, the proposed landscaping provides the required number of shrubs and tree canopy exceeds the minimum required. The north frontage is approximately 215 linear feet, which would require 8 trees and 1,880 square feet of canopy coverage. The west frontage is approximately 265 linear feet of landscaping, requiring 9 trees and 2,115 square feet of canopy coverage. On the north frontage, 5 trees at 2,650 square feet of canopy coverage are provided, exceeding the minimum coverage required. On the west frontage, 5 trees at 2,650 square feet of canopy coverage are provided, exceeding the minimum canopy coverage. Landscaping is provided within parking lot finger islands. An on-site ADA pedestrian

walkway connecting the sidewalk to the site and the building runs between Flamingo Road and the convenience store, and from the Spencer Street sidewalk to the convenience store.

Elevations

The proposed structure includes enhanced architectural elements, corner towers, and high parapets that screen the mechanical units from the public right-of-way. A 3 foot deep architectural projection enhances the entry. The exterior materials consist of ledgerstone, cement block panels, and insulated clear glass. Also, the color palette depicts desert tones and red color accent, in conjunction with the architectural elements. The same style and finishes are proposed for the fuel canopy and trash enclosure.

Floor Plans

The plans depict a proposed 5,200 square foot building running north/south along the eastern portion of the parcel, APN 162-23-511-002. The main entrance is located on the west facing façade. The gas canopies are proposed to be located parallel to the building also running in a north/south direction and located 56 feet from the Spencer Street property line. The total square footage for the canopy is 4,608 square feet and is proposed to be 18.5 feet in height.

Photometric (Lighting) Plan

A plan depicting photometric calculations for the site indicates that the lighting from this project will not have a negative impact on the abutting land uses. Site lighting includes 20 foot high shielded posts located around the perimeter of the site and on the west side of the convenience store. Wall lighting is mounted 15 feet above grade on the north and east elevations of the convenience store building. There are illuminated light bars on all elevations of the color band of the gasoline canopy. The fuel pump canopy has recessed lighting under the canopy.

Applicant's Justification

The applicant states the proposed development is located on the corner of major arterial streets which makes this location ideal for a convenience store with gas pumps. The applicant believes that with the landscaping and building design, the proposed development mitigates any adverse impacts on the natural environment. Therefore, the applicant is requesting a waiver for alternative street landscaping. Additionally, the driveway along Spencer Street is proposed to have a throat depth reduction to 5 feet where 25 is required. The existing drive aisle will continue to serve all commercial center uses.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1958-98	Restaurant	Approved by PC	December 1998
TM-0058-98	Flamingo/Spencer commercial map	Approved by PC	April 1998
VS-0369-98	Patent easements	Withdrawn	March 1998
DR-1329-97	Shopping center and drug store	Approved by PC	October 1998

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0963-96	Reclassified from R1 to C-2 zoning for a motel	Approved by BCC	July 1996
VS-0962-96	Vacation and abandonment of easements	Approved by BCC	June 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Corridor Mixed-Use	CG	Office buildings
South	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential
East	Corridor Mixed-Use	CG	Parking lot

Related Applications

Application Number	Request
VS-24-0321	A request to vacate and abandon an ingress/egress easement 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

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

The proposed tree canopy coverage along the property boundaries and parking lot landscaping are adequate. There are utility encroachments along both streets, streetlights, and a bus stop on Flamingo Road that impact the ability to meet landscaping requirements. The parking island trees on the west side of the convenience store and adjacent to the Flamingo Road landscape area, along with the trees on the north and south sides of the convenience store, provide adequate canopy coverage for this use. Therefore, staff can support this request for street landscaping, and tree separation.

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.

Design Reviews #1 and #2

Staff finds the proposed design will comply with Policy SM-1.1 of the Master Plan, which encourages neighborhood revitalization. The building and gas station canopy meets the setback requirements between the proposed use and residential uses as well as setbacks from the rights-of-way. The landscaping adjacent to Flamingo Road and Spencer Street is between 10 feet and 15 feet in width. The existing building was used as a retail drug store and had a much larger area and bulk when compared to the proposed retail building (convenience store). The proposed site has adequate space for large truck delivery of fuel, provides EV parking, accessible parking, and pedestrian connections between the sidewalks and store. The lighting plan includes adequate lighting for a commercial corner property and will not significantly spill over onto the senior living facility located south of the property. Therefore, staff can support these requests.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the reduction in the throat depth for the Spencer Street commercial driveway, as drivers entering the site will come into conflict with the vehicles leaving the fuel pump and trying to exit the site from the drive aisles.

Staff Recommendation

Approval waiver of development standards #1 and the design reviews; denial of waiver of development standards #2.

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

- Comply with approved drainage study PW24-13597;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0305-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

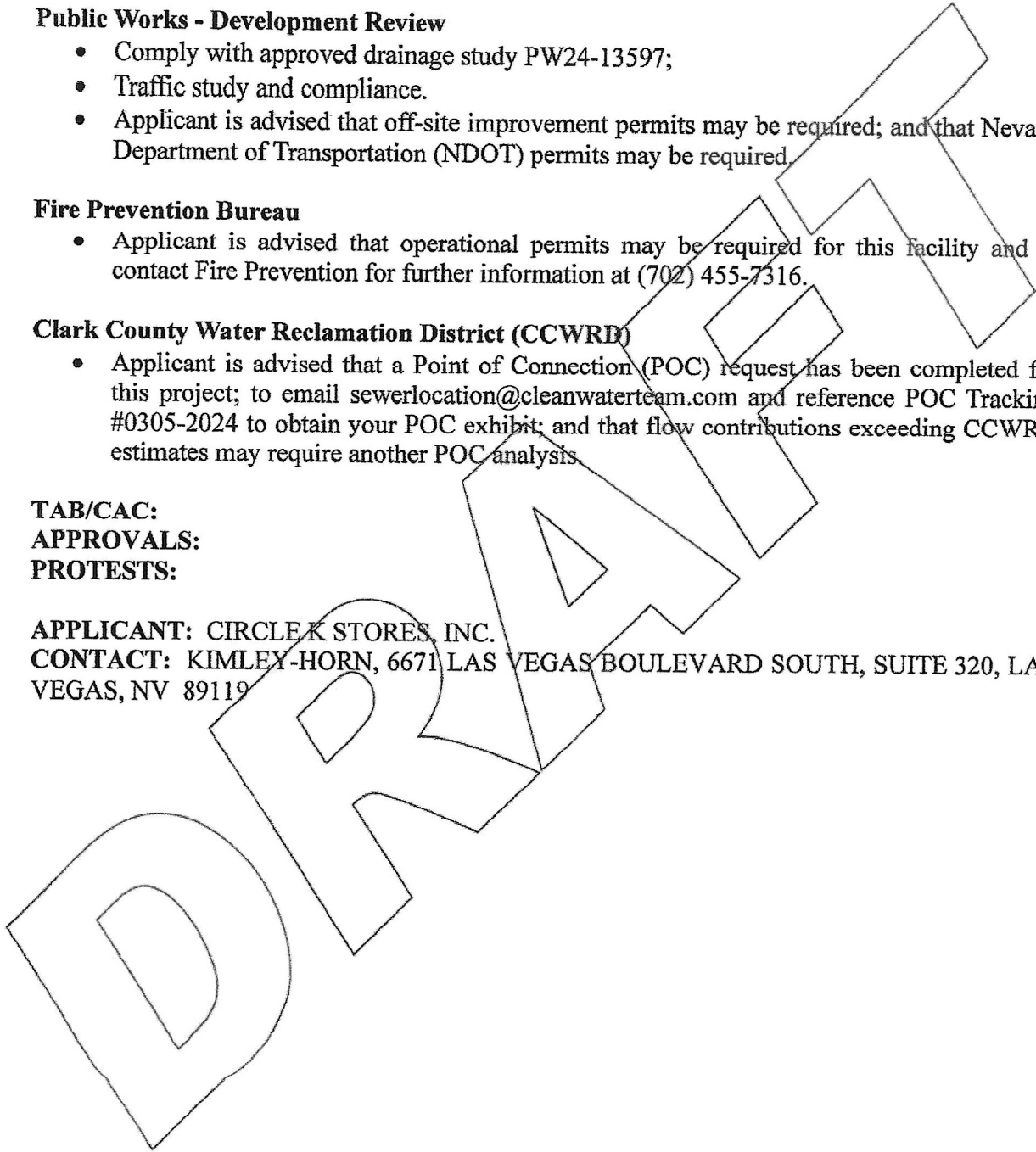
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIRCLE K STORES, INC.

CONTACT: KIMLEY-HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119





Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-23-511-002, 162-23-511-003, 161-23-511-004

PROPERTY ADDRESS/ CROSS STREETS: 1815 E FLAMINGO RD. Las Vegas, NV 89119

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for the Construction of a 5,200 sf retail convenience store with 7 fuel dispensing pumps. Ingress/Egress Driveway Easement Vacation

PROPERTY OWNER INFORMATION

NAME: Spencer, R.A., LLC
 ADDRESS: 10655 Park Run Drive #160
 CITY: Las Vegas STATE: NV ZIP CODE: 89144
 TELEPHONE: _____ CELL: _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Circle K Stores, Inc.
 ADDRESS: 1120 W Warner Rd
 CITY: Tempe STATE: AZ ZIP CODE: 85284 REF CONTACT ID # _____
 TELEPHONE: 602-728-8000 CELL: _____ EMAIL: mwillia@circlek.com

CORRESPONDENT INFORMATION

NAME: Kimley-Horn & Associates
 ADDRESS: 6671 Las Vegas Boulevard South
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
 TELEPHONE: 725-231-0006 CELL: _____ EMAIL: juan.mendoza@kimley-horn.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)*

Richard Gonzalez
 Property Owner (Print)

3-18-24
 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 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 | <input type="checkbox"/> OTHER _____ |

APPLICATION # (s) WS/DR-24-0320

ACCEPTED BY [Signature]
 DATE 6-24-2024

PC MEETING DATE 8-20-2024

BCC MEETING DATE _____

TAB/CAC LOCATION Paradise DATE 7-30-2024

June 11, 2024

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
500 South Grand Central Parkway
Las Vegas, Nevada 89155

WS/DR-24-0320

RE: Justification Letter - Design Review and Waiver of Development Standards for a proposed Commercial Development with a Gas Station and Convenience Store. APN: 162-23-511-002, 162-23-511-003 & 162-23-511-004.

To Whom It May Concern:

Kimley-Horn (the Applicant), on behalf of our Client (the Owner/Developer), Circle K Stores, Inc., is submitting this Justification Letter for a Design Review to allow gasoline and liquor sales for a new commercial development with a convenience store. Circle K Stores, Inc. proposes the construction of a new 5,200 square foot retail convenience store with 7 fuel dispensing pumps. The proposed Circle K facility will be operated 24 hours a day, 7 days a week with approximately 20 employees.

Project Description:

The proposed project is located at the southeast corner of Flamingo Road and Spencer Street, —more specifically identified as APN: 162-23-511-002 (the "Property") and is a part of the Flamingo-Spencer Commercial Center, including APNs: 162-23-511-003 and 162-23-511-004. The property is currently zoned CG – Commercial General. Convenience stores and gasoline stations are permitted uses under the CG zoning classification with standards and conditions. The existing zoning in the surrounding area is zoned CG – Commercial General and is considered a compatible adjacent use. These uses, along with being located on the corner of a major arterial street, makes this location ideal for a convenience store with gas pumps.

As needed, the existing site conditions will be demolished to accommodate the proposed convenience store and gasoline station improvements. Flamingo Road and Spencer Street have full offsite improvements including paving, curb and gutter, sidewalk, public utilities, streetlights, and traffic control devices. Medians exist in Flamingo Road and Spencer Street.

The Site is bounded by properties with existing Zoning and classifications as follows:

- North across Flamingo Road: An existing development zoned CG.
- West across Spencer Street: An existing development zoned CG.
- South: Parking Lot and Building part of the Flamingo-Spencer Commercial Center zoned CG.
- East: Parking Lot and Building part of the Flamingo-Spencer Commercial Center zoned CG.

The proposed convenience store for Circle-K will be one (1) story with a maximum height of twenty-three (23) feet. The proposed structure includes enhanced architectural elements, corner towers, and high parapets that hide the mechanical units making sure units are not visible from the public right of way. Three (3) feet deep architectural projection at the entry of the C-store not only enhances the entry

but creates the shading environment for the proposed storefront. For the west-facing entry, a three (3) feet deep awning is proposed to create a shading condition. The proposed project has added environmentally conscious elements like a cool roof system like the TPO system with white color, solar reflectance of 0.79, and thermal emittance of 0.87. The ceiling height for the Sales area is 11'-0" allowing the interior space to use less artificial lighting. All the proposed light fixtures are LED with motion/daylight sensors to control the use of artificial lighting. Proposed exterior finishes and color palate create visual interest and break down the architectural elements to human scale for a more friendly surrounding. The same style and finishes are proposed on the fuel canopy and Trash enclosure to maintain the harmony between the structures.

Per Title 30, gas canopies have a setback of 30 feet from the right-of-way line of any section line street and 20 feet from the right-of-way line of any non-section line street. In the Urban Area, canopies and fuel pumps shall not be within 200 feet of any residential property. The proposed gas canopy onsite meets these setback requirements. Per management, a use permit will not be required.

The Site Lighting will conform to the requirements of Clark County and will be located in strategic locations throughout and along the perimeter of the project to provide sufficient illumination while not impacting any of the adjoining properties. All lights within the building façade and fuel canopy are flush mounted so as not to cause light spillage. All other site lighting fixtures provide for screening or shielding of the illumination source to further prevent light trespassing. Please refer to lighting plans for further details.

Access to the Circle K site will be provided by a redesign to an existing commercial driveway on Flamingo Road. There is an existing driveway on Spencer Street that will be relocated south of the existing one to accommodate proper circulation through the site. The proposed right-in/right-out shared driveway on Spencer Street will require the removal of two trees located at the southwest corner of the site, please refer to the Landscape Plan for details. The shared driveways allow cross access to the existing Flamingo-Spencer commercial center subdivision.

The design of the site provides for ample on-site circulation as well as space for vendor parking and fuel delivery parking. The pedestrian paths are clearly delineated by concrete, colored asphalt and striping providing offsite and onsite pedestrian connectivity.

Parking conforms to Title 30 requirements with 23 parking spaces provided where a minimum of 16 spaces are required. The maximum allowed parking per Title 30 section 30.04.04 D (2) is no more than 15% of the minimum parking, 18 standard parking spaces. Per Section 30.04.04 D 2 (ii) Accessible parking and Electric vehicle (EV) charging station does not count against the maximum parking requirement. Of the 23 parking spaces provided, 13 are standard parking spaces, 4 proposed electrical vehicle stalls, 4 future electrical vehicle stalls, 2 ADA parking spaces provided at the store front building entrance. Therefore, the proposed parking design is in conformance with current Title 30 design criteria.

The existing parking for the commercial Flamingo and Spencer Commercial Center has been summarized on the provided site plan. The existing developed parcel had 78 parking stalls. After demolition and civil improvements, the total amount of parking removed for the existing Flamingo and Spencer Commercial Center has been reduced by 55 spaces.

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A 10'x25' loading space is provided in the site plan and two (2) bicycle racks are provided near the building entrance for a total of 4 spaces, complying with Title 30 section 30.04-8.

Landscaping and building setbacks are proposed on Flamingo Road and Spencer Street with landscaping provided throughout the property frontage and the parking area. All landscaping will comply with the approved Southern Nevada Regional Plan List.

The applicant has completed the Sustainability Provision form summarizing the maximum "points" achievable within reasonable means for the proposed development. Please refer to the completed Sustainability Provision form for reference. A maximum of 4.5 points is achievable for this development where 7 points is encouraged per Title 30.04.05.J. The sustainable architectural elements include cool roofs, shade structures, daylighting strategies, nonresidential ventilation, low-emissivity glass installation and shaded building entrances. Please refer to the architectural Site Plan, Floor Plan and Elevation views for further detail.

The sustainable landscaping elements include increasing water-efficient plantings. A detailed summary of these sustainable design initiatives illustrated on the Landscape plans are summarized below:

1. Water Efficient Planting: All the proposed Plants Trees and shrubs have water Low or Very Low Water Needs:
 - Trees/Shrubs on Plan: 129
 - Trees/Shrubs with low/very low water needs: 129 (100%)

Summary: The proposed development will bring a new and aesthetically pleasing facility along both highly traveled Flamingo Road and Spencer Street. We believe the project will bring new, enhanced consumer products and services to the area and surrounding communities and is not detrimental to the public health, safety or welfare, nor cause damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination. The fueling facility is designed with state-of-the-art containment and vapor recovery systems to ensure protection of the environment. Circle K Stores, Inc. will be held responsible for continued adequate maintenance of the development via internal operations standards and the license and operating requirements of the County. Through the use of landscaping and building design, we believe that the proposed development mitigates any adverse impacts on the natural environment. Furthermore, we believe that the project meets the general intent and purpose of the Clark County Zoning Code and Development Standards. Therefore, we respectfully request approval of this Design Review application.

Land Use Application Requests:

Design Review:

A Design review is requested to develop a convenience store with gas station on the southeast corner of Flamingo Road and Spencer Street in Las Vegas. The Property is currently zoned CG – Commercial General.

The proposed development meets 4.5 Sustainability Provision points of the minimum 7 points (~64%) encouraged per Title 30. Due to the optimal building location and orientation, the existing site constraints and access points, additional sustainability points are difficult to achieve for this development. A lightning plan is included in this design review

Waiver of Development Standards #1:

Reduce landscaping along frontage streets.

Justification: The landscape design incorporates all "low" or "very low" water use plants for a visually appealing and desert-appropriate landscape. As many existing trees as possible are being kept in place along the streetscape, with two Palo Verdes needing to be demolished due to the new entrance off of Spencer (these are unable to be salvaged because of proximity and form issues). There is an existing Palo Verde tree right next to the driveway located on Flamingo Road that will need to be removed due to the proximity with the existing storm drain drop inlet and the proposed improvements in the area. A second existing Palo Verde tree located next to the existing bus stop on Flamingo Road will remain in place. While we're able to add three additional street trees, one along Flamingo and two on Spencer, due to conflicts with existing underground and above ground utility locations, planting a tree every 30' along the entire streetscape is not possible. However, the landscape architecture team has still provided the number of shrubs necessary based on 30' tree spacing, regardless of how many trees were able to be placed.

With the incorporation of key ADA-accessible pedestrian routes throughout the site and placement of key electrical equipment, two parking islands were not plantable. However, the landscape areas near the building go beyond minimum trees and shrubs to help offset this deficit. A healthy landscape area between the curb and interior drive/parking has also been incorporated into the overall design: 10.3' at its narrowest, and over 40' at its widest.

The west frontage is approximately 265 LF of landscape, which would require 9 trees and 2,115 SF of canopy coverage at 235 SF minimum coverage per tree. The north frontage is approximately 215 LF of landscape, requiring 8 trees and 1,880 SF of canopy coverage. On the west frontage, we will provide 5 trees at 2,650 SF of canopy coverage, meeting the minimum canopy coverage. On the north frontage, we will provide 5 trees at 2,650 SF of canopy coverage.

We believe that this meets the standards for approval of a WS (Waiver of Development Standards), if necessary. We've placed as many trees as we can fit without issues with utilities and placed the full requirement of shrubs, therefore showing our intended harmony with the general purpose, goals, objectives, and standards of the Master Plan and Title 30 requirements. Careful tree placement avoids putting a burden on public improvements/facilities due to potential root issues or streetlight safety conflicts, and will not be detrimental to the public welfare. Finally, the use of the adjacent areas will not be affected in a substantially adverse manner.

Waiver of Development Standards #2:

Reduced throat depths.

Spencer St:

Driveway along Spencer St. – Reduce throat depth to 5.5-feet at the immediate driveway approach where a minimum of 25-feet is required per Uniform Standard Drawing 222.1.

Justification: The proposed geometrics of the driveway along Spencer St. was designed to align with the existing driveway located on the west side of Spencer St., and with the existing on-site drive aisle that runs along the southern portion of the property. There is a total 65-feet of depth for the inbound traffic and an additional 37-foot-wide drive aisle between the fuel canopy and landscape buffer for the outbound traffic. This will allow for traffic to safely maneuver out of the development in addition to the immediate 5.5-feet of throat depth provided.

Waiver of Development Standards #3:

Keep existing attached sidewalk rather than replace as detached sidewalk

Justification: Per Title 30, an existing attached sidewalk will need a 10' minimum landscape strip to remain. The attached sidewalk along Flamingo and Spencer meets the minimum landscape requirement. In Section 30.04.08, under Sidewalks, it states that detached sidewalks are not required where there is an existing attached sidewalk that will not be rebuilt. It is preferred to keep the existing attached sidewalk as-is for cost savings and to maintain the existing conditions and consistency of the street sections on Flamingo and Spencer.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (725) 231-0006 or JuanM.Mendoza@kimley-horn.com should you have any questions.

Sincerely,



Juan Mendoza, P.E.

Project Engineer