



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

August 8, 2023

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

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM

KEVIN SCHILLER, County Manager

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 25, 2023. (For possible action)
- IV. Approval of the Agenda for August 8, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
Review previous fiscal year budget requests and take public input regarding requests for the next fiscal year budget.
- VI. Planning and Zoning
 - 1. **VS-22-0690-CREIGH FAMILY PROTECTION TRUST & CREIGH, CHARLES T. JR. & CM TRS:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pine Street and Tomiyasu Lane, and between La Mirada Avenue and Maule Avenue within Paradise (description on file). JG/bb/ja (For possible action) **PC 8/15/23**
 - 2. **WS-22-0689-CREIGH FAMILY PROTECTION TRUST & CREIGH, CHARLES T. JR. & CM TRS:**
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for increased wall and gate **DESIGN REVIEW** for an access gate in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of La Mirada Avenue and the west side of Pine Street within Paradise. JG/bb/ja (For possible action) **PC 8/15/23**
 - 3. **UC-23-0313-PEPPER LANE HOLDINGS, LLC:**
HOLDOVER USE PERMIT to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building on a portion of 4.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Pepper Lane, 461 feet west of Pecos Road within Paradise. JG/hw/syp (For possible action) **BCC 8/16/23**
 - 4. **WS-23-0372-GC VEGAS RETAIL, LLC & NAKASH S & W, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the number of animated sigs; and 2) increase wall sign area.
DESIGN REVIEW for modifications to an approved comprehensive sign package on a 1.8 acre portion of a 2.3 acre site in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 950 feet north of Tropicana Avenue within Paradise. JG/sd/syp (For possible action) **BCC 8/16/23**

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
KEVIN SCHILLER, County Manager

5. **UC-23-0321-DEAN MARTIN SUNSET LLC:**
USE PERMIT to allow for retail sales in conjunction with an existing office/warehouse building on a portion of 2.5 acres in an M-D (Design Manufacturing) (AE-65) Zone. Generally located on the north side of Sunset Road and the west side of Dean Martin Drive within Paradise. MN/sd/syp (For possible action) **PC 9/5/23**

6. **UC-23-0391-LATINOAMERICA TAX SERVICES, LLC:**
USE PERMIT for a proposed food cart located not within an enclosed building in conjunction with an existing office complex on 1.0 acre in an C-P (Office and Professional) Zone. Generally located on the west side of Pecos Road, 480 feet south of Flamingo Road within Paradise. TS/nai/syp (For possible action) **PC 9/5/23**

7. **UC-23-0427-S VALLEY VIEW TWAIN, LLC:**
USE PERMITS for the following: 1) vehicle sales; and 2) vehicle maintenance on 0.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Highland Drive between Polaris Avenue and Morgan Cashmans Way within Paradise. JJ/mh/syp (For possible action) **PC 9/5/23**

8. **VS-23-0418-LAS VEGAS AIRPORT CENTER LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Paradise Road and Palo Verde Road, and between Bell Drive and Gus Giuffre Drive (alignment) within Paradise (description on file). JG/md/xx (For possible action) **PC 9/5/23**

9. **WS-23-0417-LAS VEGAS AIRPORT CENTER L L C:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; 2) reduced setbacks; 3) reduced setbacks from the right-of-way; 4) eliminate street landscaping; 5) eliminate parking lot landscaping; 6) eliminate trash enclosure; 7) allow modified driveway design standards; 8) allow modified street standards; and 9) allow existing non-standard commercial driveways where commercial curb return driveways are required.
DESIGN REVIEWS for the following: 1) site modifications to an existing commercial complex; and a 2) parking garage in conjunction with an existing commercial complex on 3.0 acres in a C-2 (General Commercial)(AE-65 &AE-70) Zone. Generally located on the south side of Bell Drive and the east side of Paradise Road within Paradise. JG/md/xx (For possible action) **PC 9/5/23**

10. **TM-23-500087-LAS VEGAS AIRPORT CENTER LLC:**
TENTATIVE MAP consisting of 1 commercial lot and common lots on 3.0 acres in a C-2 (General Commercial) (AE-65 &AE-70) Zone. Generally located on the south side of Bell Drive and the east side of Paradise Road within Paradise. JG/md/xx (For possible action) **PC 9/5/23**

11. **WS-23-0385-HARSCH INVESTMENT PPTYS-NV, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for a freestanding sign.
DESIGN REVIEW for modifications to an existing freestanding sign to include an LED message unit (animation) on 1.6 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Spring Mountain Road and Valley View Boulevard within Paradise. JJ/al/syp (For possible action) **PC 9/5/23**

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair
 JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
 KEVIN SCHILLER, County Manager

12. **AR-23-400106 (UC-20-0104)-MGP LESSOR, LLC:**
USE PERMIT SECOND APPLICATION FOR REVIEW to waive conditions for temporary outdoor events (tailgating).
DESIGN REVIEW for a temporary outdoor commercial event with temporary structures, eating and drinking areas including on-premises consumption of alcohol, retail sales, and live entertainment in conjunction with a resort hotel (Luxor Resort Hotel) on 62.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the west side of Las Vegas Boulevard South and the north and south sides of Mandalay Bay Road within Paradise. MN/mh/syp (For possible action) **BCC 9/6/23**
13. **UC-23-0376-4380 BOULDER, LLC:**
USE PERMIT for a cannabis establishment (consumption lounge) in conjunction with an existing dispensary.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from a school; and 2) reduce separation from a nonrestricted gaming property on 4.8 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Boulder Highway, 775 feet north of Twain Avenue within Paradise. TS/rr/syp (For possible action) **BCC 9/6/23**
14. **WC-23-400108 (WS-21-0013)-3950, LLC:**
WAIVER OF CONDITIONS of a waiver of development standards requiring a drainage study and compliance in conjunction with an approved cannabis establishment (cultivation & production facility) on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/dd/syp (For possible action) **BCC 9/6/23**
15. **WC-23-400109 (UC-21-0011)-3950, LLC:**
WAIVER OF CONDITIONS of a use permit condition requiring a drainage study and compliance in conjunction with an approved cannabis establishment (cultivation facility) on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/dd/syp (For possible action) **BCC 9/6/23**
16. **WC-23-400110 (UC-21-0012)-3950, LLC:**
WAIVER OF CONDITIONS of a use permit requiring a drainage study and compliance in conjunction with an approved cannabis establishment (production facility) on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/dd/syp (For possible action) **BCC 9/6/23**
17. **WS-23-0394-BARTSAS MARY 8, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) reduce driveway throat depth.
DESIGN REVIEW for a proposed mini-warehouse on 1.0 acre in conjunction with a previously approved mixed-use development in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue, 245 west of Nellis Boulevard within Paradise. JG/jor/syp (For possible action) **BCC 9/6/23**

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
 KEVIN SCHILLER, County Manager

- 18. **WS-23-0426-MAKUTA MARZENA & BOWN KEN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) waive water connection; 3) waive sanitary sewer service connection; and 4) off-site improvements in conjunction with a residential minor subdivision on 0.5 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the west side of Pacific Street, 185 feet north of Viking Road within Paradise. TS/md/syp (For possible action) **BCC 9/6/23**

- 19. **WS-23-0440-SCHOOL BOARD OF TRUSTEES:**
WAIVER OF DEVELOPMENT STANDARDS to reduce driveway throat depth.
DESIGN REVIEWS for the following: 1) finished grade; and 2) a school (middle school) on 18.9 acres in a P-F (Public Facility) Zone. Generally located on the southeast corner of Sandhill Road and Harmon Avenue within Paradise. TS/jud/syp (For possible action) **BCC 9/6/23**

- 20. **ZC-23-0389-SORIANO, IGNACIO ALMANZA:**
ZONE CHANGE to reclassify 0.4 acres from an R-2 (Medium Density Residential) Zone to a C-1 (Local Business) Zone for a future commercial development. Generally located on the east side of Philmar Avenue, 150 feet south of Tropicana Avenue within Paradise (description on file). JG/gc/syp (For possible action) **BCC 9/6/23**

VII. General Business (For possible action)
None

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 29, 2023.

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 25, 2023

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

Brady Bernhart; 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 July 11, 2023 Minutes

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

Approval of Agenda for July 25, 2023

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

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
KEVIN SCHILLER, County Manager

1. **UC-23-0217-BRE/HC LAS VEGAS PPTY HOLDING:**
USE PERMIT for a minor training facility (less than 30 students) in conjunction with an existing office building on a portion of 2.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located 800 feet north of Flamingo Road and east of Howard Hughes Parkway within Paradise. TS/bb/syp (For possible action) **PC 8/15/23**

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

2. **UC-23-0330-KING DAVID, LLC:**
USE PERMIT to allow a tattoo parlor.
WAIVER OF DEVELOPMENT STANDARDS: to reduce parking in conjunction with an existing shopping center on 3.9 acres in a C-1 (Local Business) Zone and C-2 (General Commercial) Zone. Generally located on the west side of Eastern Avenue, 141 feet north of Rochelle Avenue within Paradise. TS/jor/syp (For possible action) **PC 8/15/23**

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

3. **UC-23-0344-PA INVESTMENTS, LLC:**
USE PERMIT to allow a hookah lounge in conjunction with an existing tavern and adult use (cabaret) on 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Wynn Road, 150 feet south of Naples Drive within Paradise. MN/jor/syp (For possible action) **PC 8/15/23**

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

4. **ET-23-400094 (UC-21-0184)-MARIANO, MARILOU:**
USE PERMIT FIRST EXTENSION OF TIME for a place of worship on 0.8 acres in an R-E (Rural Estates) Zone. Generally located on the east side of Spencer Street, 440 feet north of Robindale Road within Paradise. MN/rp/syp (For possible action) **BCC 8/16/23**

MOVED BY- Philipp
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous
Carvalho abstained from comment and vote, received an notification card

5. **UC-23-0377-2895 UNIVERSAL, LLC:**
USE PERMIT for a recreational facility on a portion of 1.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the west side of Green Valley Parkway and the south side of Ramrod Avenue within Paradise. JG /lm/syp (For possible action) **BCC 8/16/23**

MOVED BY- WCunningham
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous
Philipp abstained from comment and vote, received an notification card

6. **WC-23-400098 (WS-21-0683)-GREYSTONE NEVADA, LLC:**
WAIVER OF CONDITIONS of a waiver of development standards requiring existing power lines to be relocated underground in conjunction with a single family residential subdivision on 6.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Rochelle Avenue, 390 feet east of Pecos Road within Paradise. TS/nai/syp (For possible action)
BCC 8/16/23

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

- VI. General Business (for possible action)
None
- VII. Public Comment
None heard
- VIII. Next Meeting Date
The next regular meeting will be July 25, 2023
- IX. Adjournment
The meeting was adjourned at 7:40 p.m.

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair
JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
KEVIN SCHILLER, County Manager

EASEMENTS
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0690-CREIGH FAMILY PROTECTION TRUST & CREIGH, CHARLES T. JR. & CM TRS:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pine Street and Tomiyasu Lane, and between La Mirada Avenue and Maule Avenue within Paradise (description on file). JG/bb/ja (For possible action)

RELATED INFORMATION:

APN:

177-01-812-006, 177-01-701-013

LAND USE PLAN:

WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The applicant is proposing to vacate a portion of an existing drainage easement located to the northeast of the single family residence located on APN 177-01-812-006 and on the west side of parcel 177-01-701-013 (owned by the HOA). The vacated area will become part of the backyard of the existing single family residence, once acquired from the Equestrian Estates HOA.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Duck Creek Flood Control Channel & single family residential
South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Drainage channel

Related Applications

Application Number	Request
WS-22-0689	A waiver of development standards for increased block wall and Pine Street access gate height is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of a portion of the drainage easement on APN 177-01-701-013 as long as the required drainage study indicates that it is not necessary.

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS: 3 cards

PROTESTS: 12 cards, 2 letters

PLANNING COMMISSION ACTION: June 20, 2023 – HELD – To 07/18/23 – per Commissioner Kirk for the applicant to return to the Paradise Town Board.

PLANNING COMMISSION ACTION: July 18, 2023 – HELD – To 08/15/23 – per the applicant.

APPLICANT: CHARLES CREIGH

CONTACT: JESSICA FLORES, POGGEMEYER DESIGN GROUP, INC, 6960 SMOKE RANCH ROAD, SUITE 110, LAS VEGAS, NV 89128

DRAFT

WALL HEIGHT
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0689-CREIGH FAMILY PROTECTION TRUST & CREIGH, CHARLES T. JR. & CM TRS:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for increased wall and gate height.

DESIGN REVIEW for an access gate in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of La Mirada Avenue and the west side of Pine Street within Paradise. JG/bb/ja (For possible action)

RELATED INFORMATION:

APN:

177-01-812-006, 177-01-701-013

WAIVER OF DEVELOPMENT STANDARDS:

Increase wall and gate height to 10 feet where 6 feet is the maximum height in the side and rear yards per Section 30.64.020 (a 66% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3320 La Mirada Avenue
- Site Acreage: 0.6
- Project Type: Wall height

Site Plan

The plan depicts a 10 foot high gate located on the northern portion of the east property line of the single family residence (APN 177-01-812-006). A 9 foot high block wall is adjacent to the northern portion of the gate, and extends to the east along Pine Street, at which point the street dead ends. The wall then extends north, enclosing a portion of the parcel owned by the HOA (177-01-701-013). This portion of the site is also within a drainage easement, which is proposed to be vacated. The property has 3 driveways, 2 from La Mirada Avenue and 1 from Pine Street.

Landscaping

The property has existing landscaping on all sides and extending into the Duck Creek Flood Control Channel on the north side of the home.

Elevations

The elevations depict a 9 foot high non-decorative wall with a 10 foot high decorative metal access driveway gate.

Applicant's Justification

The applicant constructed the walls and gate without a permit and has included a portion of the Duck Creek Flood Control Channel as part of the backyard. The wall ranges from 6 feet to 9 feet in height with a nearly 10 foot high gate on the west side of 3320 La Mirada Avenue, adjacent to Pine Street. The applicant is also seeking a vacation of easements for a portion of an existing drainage easement on parcel 177-01-701-013. There is an agreement with the Equestrian Estates HOA for the owner to acquire a portion of parcel 177-01-701-013.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Duck Creek Flood Control Channel & single family residential
South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Drainage channel

Related Applications

Application Number	Request
VS-22-0690	A request to vacate a portion of a drainage easement is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

CE22-07609 is an active case for building without a permit (wall/gate).

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards & Design Review

The wall is located at the north end of Pine Street and begins at the northeast corner of the existing home. The wall and gate follow the west edge of Pine Street to the north and will not create a negative impact to street traffic or a hazard to the surrounding area considering Pine Street is a dead end street serving only 2 homes. There is no street traffic beyond the existing driveways for this property and the neighbor to the east. The 9 foot portion of wall located on the northwest edge of Pine Street, along the south property line of 177-01-701-013, will not create a negative impact to the surrounding area. Staff can support the additional wall height and gate.

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

Public Works - Development Review

- Drainage study and compliance.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS: 4 cards

PROTESTS: 12 cards, 2 letters

PLANNING COMMISSION ACTION: June 20, 2023 – HELD – To 07/18/23 – per the Planning Commission.

PLANNING COMMISSION ACTION: July 18, 2023 – HELD – To 08/15/23 – per the applicant.

APPLICANT: CHARLES CREIGH

CONTACT: JESSICA FLORES, POGGEMEYER DESIGN GROUP, INC., 6960 SMOKE RANCH ROAD, SUITE 110, LAS VEGAS, NV 89128

DRAFT

08/16/23 BCC AGENDA SHEET

CANNABIS ESTABLISHMENT
(TITLE 30)

UPDATE
PEPPER LN/PECOS RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0313-PEPPER LANE HOLDINGS, LLC:

HOLDOVER USE PERMIT to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building on a portion of 4.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the south side of Pepper Lane, 461 feet west of Pecos Road within Paradise. JG/hw/syp (For possible action)

RELATED INFORMATION:

APN:

162-36-703-002; 162-36-703-005; 162-36-703-007; 162-36-703-008; 162-36-703-011 through 162-36-703-012 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3345 Pepper Lane
- Site Acreage: 0.5 (portion)/4.3 (overall)
- Project Type: Cannabis establishment (cultivation)
- Number of Stories: 3
- Building Height (feet): 43
- Square Feet: 18,330
- Parking Required/Provided: 20/22

Site Plan

The plan depicts an existing office/warehouse building in the southwest corner of an office/warehouse complex that includes 5 other buildings. The subject site (162-36-703-008) is shaped as a flag lot with access from the northernmost property line adjacent to Pepper Lane. The existing building is set back 50 feet from the north property line, 12 feet from the south property line, 20 feet from the east property line, and 12 feet from the west property line, and is situated in the southwestern portion of the site. The site provides 22 parking spaces where 20 parking spaces are required per the proposed use. Access to the site is provided by 3 commercial

driveways, 2 along Pepper Lane (1 in the northwest portion of the site and 1 in the northeast portion of the site) and 1 along Pecos Road.

Landscaping

Landscaping is located within 15 foot landscape planters along the north and west property lines of the overall complex, and within the parking lot landscape finger islands. These planters contain a variety of medium trees with shrubs interspersed. No new landscaping is required or a part of this request.

Elevations

The building is comprised of 3 stories with an overall building height of 43 feet. The first floor is an existing parking garage area, and the second and third floors include open floor plans. The applicant is proposing to make exterior renovations to the first floor such as adding in-fill stucco walls to match the existing exterior walls so that the first floor parking garage can be converted into useable floor space for cannabis cultivation. The exterior walls include white painted stucco and typical commercial windows on all 4 elevations. No other exterior changes are proposed.

Floor Plans

The plans depict a 3 floor structure with all 3 floors of the building having at least 80 percent of the floor space dedicated to cultivation areas. Besides areas for cultivation, each floor contains a small lobby and lounge area with the first floor providing processing space with holding, packaging, drying, and trimming rooms. Since the first floor garage will be converted into useable floor space for the cannabis cultivation establishment, 17 parking spaces will be removed.

Signage

Signage is not a part of this request.

Applicant's Justification

The justification letter states that the applicant previously received a Clark County special use permit (UC-18-0273), and State and County licenses, for a medical cultivation facility at 1100 Papago Street in Sandy Valley. The applicant is proposing to relocate the facility to 3345 Pepper Lane. Operating hours will be Monday through Friday from 7:00 a.m. to 7:00 p.m. The company is committed to the security of its employees, clients, and the general public. The facility will use state of the art alarm systems, video surveillance, and other measures to ensure the security of the employees as well as the building and its contents. The site meets all of the required separations, the site is not within 300 feet of a community facility, 660 feet from a residential use, 1,000 feet from a school, or 1,500 feet from non-restricted gaming property. The use is harmonious to the site and should pose a minimal impact to the surrounding existing industrial and commercial buildings. Finally, the applicant states they have conducted an air and odors survey to help reduce any odors that may result as a consequence of the cultivation activities on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0527	Cannabis cultivation facility	Denied by BCC	March 2022
UC-0632-01	Allowed an office building within an office/warehouse complex	Approved by PC	July 2001
UC-0612-98	Allowed a 3 story office building (35 feet high) within 600 feet of a residential use - expired	Approved by PC	May 1998
VC-1234-96	2 story office/warehouse building with trash enclosure variance	Approved by PC	September 1996
DR-2070-93	Office/warehouse buildings	Approved by PC	February 1994
ZC-0126-70	Reclassified various parcels from R-E to M-D zoning for riding and boarding stables	Approved by PC	January 1971

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Commercial complex
South	Business Employment	M-D	Office/warehouse building & industrial buildings
East & West	Business Employment	M-D	Office/warehouse complex

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The separation survey shows that all required separations from community facilities and schools are being met. The crime report indicates that within a 1-mile radius, 76 crime reports were filed with the Las Vegas Metropolitan Police Department in the 60 days prior to the application submittal. Additionally, there are two existing cannabis cultivation facilities within the office/warehouse complex. The Department of Environment and Sustainability, Air Quality Division, has not received any odor complaints in the area since April 2023; odor complaints in January and April 2023 were closed after investigation due to no detection of nuisance odors. With submittal of the application, the applicant provided a Draft Technical Memorandum for the Evaluation of Odor Control System and Potential for Nuisance Odors at 3345 Pepper Lane.

At the time of application, a copy of the State license for the medical cultivation facility was submitted. This license was valid until June 30, 2023 and upon investigation of 1100 Papago Street, it has been found the applicant never proceeded with the special use permit until completion and the property has since been rezoned R-U thus rendering the special use permit expired. **The Cannabis Compliance Board issued a letter on July 11, 2023 stating the license has been reverted to conditional status 1100 Papago Street does not meet zoning requirements and the facility has been non-operational for over a year.** Since the applicant has a valid conditional license, staff can support the special use permit.

Department of Aviation

The property lies within the AE-65 (65 - 70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- A valid Clark County business license must be issued for this business within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: July 19, 2023 – HELD – To 08/16/23 – per the applicant.

APPLICANT: ABCNV, LLC

CONTACT: RUSTY GRAF, BLACK & WADHAMS, 10777 W. TWAIN AVENUE, SUITE 300, LAS VEGAS, NV 89135



CANNABIS ESTABLISHMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		APP. NUMBER: <u>UC-23-0313</u>	DATE FILED: <u>6/16/23</u>
<input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> EXTENSION OF TIME (ET) <input type="checkbox"/> APPLICATION FOR REVIEW (AR) <input type="checkbox"/> CANNABIS ESTABLISHMENT <input checked="" type="checkbox"/> CULTIVATION FACILITY <input type="checkbox"/> DISPENSARY <input type="checkbox"/> DISTRIBUTOR <input type="checkbox"/> INDEPENDENT TESTING LABORATORY <input type="checkbox"/> PRODUCTION FACILITY <input type="checkbox"/> RETAIL CANNABIS STORE	STAFF	PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>7/11/23</u>
		TAB/CAC: <u>Paradise</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>8/2/23</u>	
		FEE: <u>\$5,175</u>	
	PROPERTY OWNER	NAME: <u>Pepper Lane Holdings, LLC</u>	
		ADDRESS: <u>396 Dorado Beach East</u>	
		CITY: <u>Dorado</u>	STATE: <u>PR</u> ZIP: <u>00646</u>
		TELEPHONE: <u>702-869-8801</u>	CELL: _____
		E-MAIL: <u>rgraf@blackwadhams.law</u>	
	APPLICANT	NAME: <u>ABCNV, LLC</u>	
		ADDRESS: <u>179 Camino Del Bucare</u>	
		CITY: <u>Dorado</u>	STATE: <u>PR</u> ZIP: <u>00646</u>
		TELEPHONE: <u>702-869-8801</u>	CELL: _____
		E-MAIL: <u>rgraf@blackwadhams.law</u>	
		REF CONTACT ID #: _____	

CORRESPONDENT	NAME: <u>Rusty Graf, Esq., Black & Wadhams</u>
	ADDRESS: <u>10777 West Twain</u>
	TELEPHONE: <u>7028698801</u>
	E-MAIL: <u>rgraf@blackwadhams.law</u>
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-36-703-008

PROPERTY ADDRESS and/or CROSS STREETS: 3345 Pepper Lane Pepper Land and Pecos Rd.

PROJECT DESCRIPTION: Cannabis Cultivation Establishment - Medical and Recreational

(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) representative of Pepper Lane Holdings, LLC

STATE OF Puerto Rico
COUNTY OF San Juan

SUBSCRIBED AND SWORN BEFORE ME ON March 9, 2023 (DATE) Guaynabo, PR
 By Arturo S. Gonzalez
[Signature]
NOTARY PUBLIC: Arturo S. Gonzalez
[Signature]

equivalent, power of attorney, or signature documentation is required if the applicant and/or property owner is signing in a representative capacity. not end (RS)

RECIBO
1122-03199844



TISHA R. BLACK
JAMES L. WADHAMS

C. JOSEPH GUILD III
J. RUSTY GRAF



BRIGID M. HIGGINS
ALLISON R. SCHMIDT
ROBERT K. SPARKS
JESSE A. WADHAMS
CHRISTOPHER V. YERGENSEN

SEAN T. HIGGINS
(966-2020)

October 31, 2022

PLANNER
COPY
UC-23-0313

Clark County Comprehensive Planning
Planning Manager
500 Grand Central Pkwy, First Floor
Las Vegas, NV 89155

RE: Special Use Permit Applications for a Medical and Adult Use Marijuana Cultivation Establishment-GB Science Nopah, LLC
3345 Pepper Lane, Las Vegas, NV 89120
APN 162-36-703-008

Dear Comprehensive Planning Department Manager:

Please accept this letter as justification for a Cannabis Cultivation Facility to be located within an enclosed 18,330 sq. ft three (3) story building with approximately 9,000 sq ft. to be comprised of marijuana cultivation and the remainder devoted to office/administration spaces.

GB Science Nopah, LLC (the "Company") previously received a Clark County Special Use Permit (UC-18-0273) for the location of 1100 Papago St., Sandy Valley, NV 89019 ("Original Location") and currently holds State of Nevada Medical Cultivation License (C120) and Adult Use Cultivation License (RC120). The Company also holds a current Clark County Business License (2000191.MMR.301).

The company would like to relocate the facility and are requesting an approval for 3345 Pepper Lane, Las Vegas, NV 89120. APN 162-36-703-008 ("New Location").

Most of the surrounding properties developed uses currently consist of Manufacturing and Industrial uses: The facility will be open daily (Monday-Friday) from 7:00 am to 7:00 pm with limited hours on weekends as needed. The Company will have approximately twenty (20) employees during business hours with a of minimum of two (2) additional security personal onsite 24/7 · 365 days a year; The Company is committed to the security of its employees, clients, and the general public. There is also at least one issued Special Use Permit for a Cannabis Establishment-Cultivation licensed facility in the neighboring area.

The facility will use state-of-the-art alarm systems, video surveillance and other measures to ensure the security employees and the public, as well as the building and its contents. The facility will be equipped with state-of-the-art air purification and scrubbing equipment. Moreover, there is more than adequate water and power available to supply the proposed cultivation of marijuana.

This facility conforms to the policies and standards as it is a free standing detached enclosed structure. The public health, safety and general welfare of the County are best promoted and protected by this facility meeting the minimum separation of one thousand feet (1,000') of a public or private school; and is not within three hundred feet (300') of any other community facility (public) or within six hundred and sixty feet (660') of residential uses, and is not in Las Vegas Boulevard Gaming Corridor, or within 1,500 feet of a nonrestricted gaming property as measured from the front door of the proposed establishment to the nearest property line.

The owners of the applicant and the property owner have had a prevailing wind and air study conducted. The purpose of this study was to insure that should there be odors emitted from the facility, they would not be predominantly blowing towards any public facility. The study confirmed this to be true.

We believe this location is compliant with and supports the Clark County land use plans. Moreover, this location is suitable for a cultivation facility and, as such, the Company respectfully requests approval of this special use permit. As always, please do not hesitate to contact myself or my assistant Suzanne F. Belt-Spurlock at (702) 858-1175 with any questions regarding this request.

Sincerely,

BLACK & WADHAMS

Rusty Graf, Esq.
rgraf@blackwadhams.com

JRG/dm

SIGNS
(TITLE 30)

LAS VEGAS BLVD S/PARK AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0372-GC VEGAS RETAIL, LLC & NAKASH S & W, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the number of animated sigs; and 2) increase wall sign area.

DESIGN REVIEW for modifications to an approved comprehensive sign package on a 1.8 acre portion of a 2.3 acre site in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the east side of Las Vegas Boulevard South, 950 feet north of Tropicana Avenue within Paradise. JG/sd/syp (For possible action)

RELATED INFORMATION:

APN:

162-21-301-014; 162-21-401-005; 162-21-401-007; 162-21-401-023; 162-21-401-028; 162-21-401-029 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the number of animated signs to 47 where 46 were previously approved and a maximum of 1 animated sign per commercial complex is permitted per Table 30.72-1.
2. Increase wall sign area (video unit) by 540 square feet for a total of 47,586 square feet where 47,046 square feet was previously approved and a maximum of 4,320 square feet is permitted per Table 30.72-1.

DESIGN REVIEW:

1. a. Modifications to an approved comprehensive sign package for an existing shopping center (Showcase Mall).
 - b. Increase the number of wall signs to 95 where 94 wall signs were previously approved.
 - c. Allow 26,741 square feet of animated signs (video units) where 26,201 square feet of animated signs (video units) were previously approved.
 - d. Increase projecting sign area to 1,673 square feet where 1,667 square feet was previously approved.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3767 Las Vegas Boulevard South
- Site Acreage: 1.8 (portion)
- Project Type: Signage
- Building Height (feet): 130
- Square Feet: 540 (24,972)

Site Plans & Request

The plans show an existing shopping center (Showcase Mall) located along the east side of Las Vegas Boulevard South, approximately 950 feet north of Tropicana Avenue. The request is to modify the approved comprehensive sign package for the Showcase Mall and add new signs for the Paradox Museum. The proposed revised sign package is to have a 60 foot high by 9 feet wide single face LED display with one, 6 square foot projecting sign for identification. The existing building height is 130 feet. Access to the site is provided by an existing driveway from Harmon Avenue along the north side of the site. Pedestrian access is provided from the abutting developments to the north, south, and west by existing sidewalks/pedestrian access easements at grade level and by an existing pedestrian bridge and access easement on the second level.

Landscaping

This request does not propose any changes to the previously approved landscape waivers. The existing landscaping west of the subject parcel will remain.

Signage

The proposed 540 square foot digital animated sign will be located on the west side of the building. The proposed animated digital display sign will consist of a 10mm LED with sub-frame structure to be installed on the front elevation (west) of the Showcase Mall and will be 60 feet in height and 9 feet wide. One 6-square foot projecting sign is also shown on the elevation.

Applicant's Justification

The Paradox Museum is an already approved new attraction to the Las Vegas Strip located at 3767 South Las Vegas Boulevard. The applicant states the requested waivers is to help promote the museum along Las Vegas Boulevard South. This LED display will be flat to the wall and will not interfere or stand out like the displays in the immediate area therefore not negatively impacting the surrounding properties.

Tables summarizing the signage are provided below:

Type of sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	% increase	# of existing signs	# of proposed signs	Total # of signs
Freestanding	426	0	426	3,890	0	5	0	5
Wall*	47,046	540	47,586	4,320	1%	94	1	95
Directional	35	0	35	32 (per tenant)	0%	6	0	6

Type of sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	% increase	# of existing signs	# of proposed signs	Total # of signs
Projecting	1,667	6	1,673	32 (per tenant)	0%	10	1	11
Hanging	34	0	34	32 (per tenant)		5	0	5
Overall Total	49,208	546	49,754	N/A	N/A	120	2	122
Animated LED	26,201	540	26,741	150	2%	46	1	47

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0108	Reduce setbacks, projecting signs, and modifications to an approved comprehensive sign package	Approved by BCC	May 2023
WS-22-0099	Roof signs, encroachment into airspace, and modifications to an approved comprehensive sign package (Brewdog Brew Pub)	Approved by BCC	April 2022
UC-22-0066	Brew pub, craft distillery, and outside dining and drinking	Approved by BCC	April 2022
WS-21-0607	Modification to an approved comprehensive sign plan (Fly Over Las Vegas)	Approved by BCC	December 2021
VS-21-0608	Vacated and abandoned a portion of a pedestrian easement which includes air space (11 feet above existing grade) and a portion of the ground easement area (Fly Over Las Vegas signage recorded)	Approved by BCC	December 2021
WS-21-0312	Modification to an approved comprehensive sign plan (Olive Garden)	Approved by BCC	August 2021
WS-21-0231	Modification to an approved comprehensive sign plan (Raising Canes Restaurant)	Approved by BCC	July 2021
WS-21-0117	Modification to an approved comprehensive sign plan (T-Mobile projecting sign)	Approved by BCC	June 2021
WS-21-0019	Modification to an approved comprehensive sign package to increase wall sign area	Approved by BCC	March 2021
WS-19-0866	Amended sign plan for the Showcase Mall	Approved by BCC	December 2019
WS-19-0837	Modification to an approved comprehensive sign plan (Burlington)	Approved BCC	December 2019
WS-19-0239	Amended sign plan for the Showcase Mall	Approved by BCC	May 2019
WS-18-0245	Amended sign plan for the Showcase Mall	Approved by BCC	May 2018

Prior Land Use Requests

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

*There are several other land use applications that have included this site; however, the applications listed above are the most directly related to the current request.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Mosaic shopping center
South & West	Entertainment Mixed-Use	H-1 & H-1 (AE-60)	MGM Grand Resort Hotel
East	Entertainment Mixed-Use	H-1 & H-1 (AE-60)	Park MGM & New York New York Resort Hotels

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

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

Design Review

Large, animated signs are an integral part of creating the energy and sense of place within the Resort Corridor. The proposed signage is similar in scale to other existing signage within the Resort Corridor and will further enhance visual characteristics of the Strip. Staff finds that the proposed signage is integrated into the building design of the Resort Hotel and is compatible with the surrounding resort development. Therefore, staff can support these requests.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PARADOX MUSEUM LAS VEGAS, LLC

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

09/05/23 PC AGENDA SHEET

RETAIL SALES
(TITLE 30)

DEAN MARTIN DR/SUNSET RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0321-DEAN MARTIN SUNSET LLC:

USE PERMIT to allow for retail sales in conjunction with an existing office/warehouse building on a portion of 2.5 acres in an M-D (Design Manufacturing) (AE-65) Zone.

Generally located on the north side of Sunset Road and the west side of Dean Martin Drive within Paradise. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:
162-32-411-018 ptn

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 6455 Dean Martin Drive
- Site Acreage: 2.5 (portion)
- Project Type: Retail sales
- Number of Stories: 1 with mezzanine
- Square Feet: 4,752 (first floor)/2,301 (mezzanine)
- Parking Required/Provided: 136/144

Site Plans

The plans depict an existing office/warehouse building located in Paradise at the northwest corner of Dean Martin Drive and Sunset Road. Access to the property is from both Sunset Road and Dean Martin Drive. The existing commercial building is located within the center portion of the parcel with on-site parking along the perimeter of the property. The commercial building is broken up into separate suites with Suite L being the subject of this application, located on the southern end of the building.

Landscaping

Landscaping is not a part of this application.

Elevations

The existing building is 1 story with a flat roof behind a parapet wall.

Floor Plans

The plans depict a floor plan for retail sales with a showroom, utility room, breakroom and restrooms.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant stated there are no proposed changes to the exterior of the building and no additional sign area will be needed. The applicant is looking to establish a retail store to provide services and products to the public.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-900745-17	To allow a retail cannabis cultivation facility in conjunction with an existing medical cultivation facility.	Approved by ZA	July 2017
UC-0312-14	Medical cannabis establishment (cultivation).	Approved by BCC	June 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Office/warehouse
South & East	Business Employment	M-1	Office/warehouse
West	Business Employment	M-1	Office/warehouse & outside storage

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The proposed retail use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood when considering the limited size of the retail floor space, and hours of operation. There is adequate parking available to accommodate a retail use at this location. Staff can support this request.

Department of Aviation

The property lies within the AE-65 (65 - 70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BRICK & MORTARLESS FURNITURE
CONTACT: DEAN MARTIN SUNSET, LLC C/O SUN PROPERTY MANAGEMENT, 4471
DEAN MARTIN DR. STE 3606, LAS VEGAS, NV 89118

DRAFT

FOOD CART
(TITLE 30)

FLAMINGO RD/PECOS RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0391-LATINOAMERICA TAX SERVICES, LLC:

USE PERMIT for a proposed food cart located not within an enclosed building in conjunction with an existing office complex on 1.0 acre in an C-P (Office and Professional) Zone.

Generally located on the west side of Pecos Road, 480 feet south of Flamingo Road within Paradise. TS/nai/syp (For possible action)

RELATED INFORMATION:

APN:
162-24-503-007

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4187 S Pecos Road
- Site Acreage: 1
- Project Type: Food cart (taco cart/trailer)
- Trailer Height (feet): 12
- Square Feet: 135
- Parking Required/Provided: 36/45

Site Plan

The plan depicts a proposed food cart (taco cart/trailer) located near the northeast corner of a developed office complex. The food cart is set back 18 feet from the east property line along Pecos Road, 280 feet from the west property line, 40 feet from the north property line, and 104 feet from the south property line. Forty-eight parking spaces are provided in the parking lot and the food cart will be located within 3 of the parking spaces. The office complex currently has 2 driveways from Pecos Road.

Landscaping

Landscaping is not part of this request.

Elevations

The 12 foot high food cart is an enclosed trailer with a hitch and double axel wheels. The exterior of the food cart has white accents. A serving window is located on the west side of the food cart facing towards the parking lot.

Floor Plans

The entire food trailer is approximately 135 square feet in area, including cooking, prepping, and storage space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the hours of operation will be Monday through Sunday from 8:00 a.m. to 10:00 p.m. According to the applicant the food cart will be placed on a paved location on the site and will take up 3 parking spaces. However, this does not impact overall parking since the site provides more parking than required.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-17-901141	Interior and exterior remodel of existing office complex	Approved by ZA	November 2017
UC-1850-03	Communication Tower	Approved by PC	January 2004
UC-1546-01	Communication Tower - expired	Approved by PC	January 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed Use	C-2	Restaurant
South	Corridor Mixed Use	R-4	Multiple family residential
East	Corridor Mixed Use	C-1	Office complex
West	Corridor Mixed Use	C-2	Medical school

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

A use permit is required for a food cart when located outside a building. The purpose of the use permit is to evaluate and determine if the proposed food cart will have any impacts on the adjacent and surrounding uses. The proposed location for the food cart is within an existing parking area that will not affect on-site parking requirements or adjacent developments. The property has more than the required parking spaces to accommodate the proposed food cart use and when not in use the trailer will be removed from the site. The placement of the food cart will allow 6 feet between the cart and the drive aisle. To avoid conflicts with the patrons and vehicles within the drive aisles, staff recommends stanchions be placed to direct the patron queuing lanes away from the drive aisle. A parking space is located to the north of the food cart which may be an appropriate location for queuing. With this recommendation, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning.

- 1 year to review patron queuing;
- Applicant to provide stanchions to prevent patron queuing into the drive aisle and direct patrons to the parking space to the north of the food cart;
- Certificate of occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DAVID HERNANDEZ
CONTACT: DAVID HERNANDEZ, TACOS 2 TIERRAS LLC, 4638 BOUNTIFUL WAY,
LAS VEGAS, NV 89121

DRAFT



~~23-100725~~

LAND USE APPLICATION

23-100725

APP

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0391</u> DATE FILED: <u>6/22/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>8/08/23</u> PC MEETING DATE: <u>9/05/23</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>latinoamerica tax Services LLC</u> ADDRESS: <u>4187 S Pecos Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: _____ CELL: <u>702 353 0508</u> E-MAIL: <u>Realtor @ the home chat.com</u>
	APPLICANT NAME: <u>TACOS 2 : TIERRAS</u> ADDRESS: <u>4187 S. Pecos Rd</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>714-234-8541</u> CELL: <u>714-234-8541</u> E-MAIL: <u>DAVID RH SERVICES @ GMAIL.COM</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>EMMA PACHECO FOSECA</u> ADDRESS: <u>4638 BOUNTIFUL WAY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>714-234-8541</u> CELL: <u>714-234-8541</u> E-MAIL: <u>DAVID RH SERVICES @ GMAIL.COM</u> REF CONTACT ID #: _____	

PLANNER COPY

ASSESSOR'S PARCEL NUMBER(S): 162-24-503-007
 PROPERTY ADDRESS and/or CROSS STREETS: 4187 S. PECOS RD LV NV 89121 / PEGOODS / PLANNING
 PROJECT DESCRIPTION: FOOD CART FOR PERMANENT and Mobile

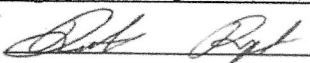
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

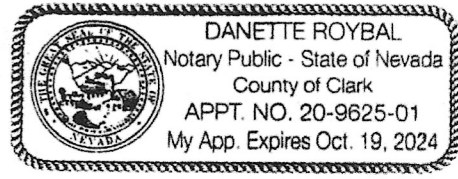

 Property Owner (Signature)*

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 5-30-2023 (DATE)
 By Octavio Escoto-Perez

NOTARY PUBLIC: 



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

JL
UC-23-0591

"PROJECT"

TACOS 2 TIERRAS

hello my name is david r hernandez arenas

one of the owners of tacos 2 tierras llc

trying to get permits on food cart will be located on
4187 s pecos rd las vegas nv 89121 parking lot spaces
east / north side of parking lots flamingo and pecos

operations hours will be from monday to sunday 8:00am
to 10:00pm most of time preparing and cooking on
comisary use for cleaning and dumping or parking if is
necessary anything to satisfied codes regulations on health
deparment and city.

food cart we will be preparing tacos ,
burritos,quesadillas ,birria, mexican food recepies

this is one of my dreams to get and provide good quality
street mexican food for me and my family

i will use 3 parking lots spaces but it will be not exceeds
code requirements on property an will not impact on site
parking

selling of tacos burritos mexican food recepies

food cart dimensions L16ft x W8.4ft xH12ft

any questions free to call me at 714 234 8541 (david
hernandez)

09/05/23 PC AGENDA SHEET

VEHICLE SALES AND MAINTENANCE HIGHLAND DR/MORGAN CASHMANS WAY
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0427-S VALLEY VIEW TWAIN, LLC:

USE PERMITS for the following: 1) vehicle sales; and 2) vehicle maintenance on 0.5 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Highland Drive between Polaris Avenue and Morgan Cashmans Way within Paradise. JJ/mh/syp (For possible action)

RELATED INFORMATION:

APN:

162-17-203-005

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3640 Highland Drive
- Site Acreage: 0.5
- Project Type: Vehicle sales and maintenance
- Building Height (feet): 25 feet, 4 inches
- Square Feet: 7,275
- Parking Required/Provided: 12/12

Site Plans

The plans depict an existing building located along the west portion of the site with no setback from the west property line and a 25 foot setback from the east property line. There are 6 parking spaces on both the front and rear sides of the property, with a 25 foot drive aisle on the east side of the building connecting the 2 sides of the property. There are also 4 bicycle parking spaces located directly in front of the building. An access fence is shown on the east side of the building, which may be open to allow vehicles through, and will be closed during non-business hours.

Landscaping

There is no existing or proposed on-site landscaping.

Elevations

There are no proposed changes to the exterior of the building with this request. The existing building is 18 feet high in the front, and increases to 25 feet, 4 inches at the peak of the parapet on the rear portion of the building. The front of the building features 2 storefront windows with the entrance doors located in the middle. The rear of the building features an access door and a roll-up door.

Floor Plans

The plans show a 7,275 square foot building with a largely open layout. All of the vehicle maintenance will be performed inside, within a 5,837 square foot dedicated workshop space that encompasses the majority of the floor area. There is a 54 square foot storage space, a 45 square foot closet, 2 restrooms, 4 office spaces, and a 457 square foot reception area that separates the entrance of the building from the workshop space in the rear.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the property was rezoned from M-1 to H-1 for a project that was never built, adding that the surrounding area has been developed as industrial. The proposed use is primarily vehicle maintenance, with vehicle sales as an accessory use. The vehicles serviced and sold will primarily be the smaller sized buses used by the Regional Transportation Commission. The vehicle maintenance will be limited to tune-ups, oil changes, lubrication, smog check, brake and muffler repair and maintenance, the sale and repair of tires, window repair or replacement, and other similar routine maintenance functions. No commercial vehicles will be involved in the proposed vehicle maintenance. There are no proposed changes to parking, landscaping, or the building. All of the vehicle maintenance will occur inside of the building.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400157 (UC-19-0624)	First extension of time for a multiple family residential development with increased density and accessory commercial uses, with waivers for increased height, reduced parking, and modified driveway standards	Approved by BCC	November 2021
WS-21-0243	Freestanding sign with increased height (maximum 70 feet) and animated signs	Approved by BCC	August 2021
UC-19-0624	Multiple family residential development with increased density and accessory commercial uses, with waivers for increased height, reduced parking, and modified driveway standards	Approved by BCC	October 2019
ET-18-400204 (UC-0772-07)	Fifth extension of time for the resort hotel until September 5, 2020 to commence - expired	Approved by BCC	November 2018

Prior Land Use Requests

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Office/warehouse complex – under ROI for a resort hotel
South	Entertainment Mixed-Use	H-1	Hotel
East	Entertainment Mixed-Use	H-1	Office/warehouse buildings
West	Entertainment Mixed-Use	H-1	Industrial use

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Commercial and industrial uses are common along Highland Drive and currently exist on the properties adjacent to the subject site. The parcel is currently paved with dedicated parking spaces as shown on the site plan, with no proposed changes to the property. All vehicle maintenance will occur inside of the building, limiting the potential impact on adjacent properties, particularly the resort hotel to the south. The vehicle sales are directly related to the vehicle maintenance, so no additional impact is expected. However, staff recommends that a

time limit for review be placed on the application to ensure that the proposed uses do not have adverse effects on the adjacent properties in the future.

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

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CREATIVE BUS SALES

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

23-0427

LAS Consulting
1930 Village Center Circle-Bldg 3, #577
Las Vegas, NV 89134
702-499-6469

July 10, 2023

Ms. Roxy Pais-Evia, Planner
Clark County Current Planning
500 Grand Central Parkway
Las Vegas, NV 89106

RE: 3640 Highland DR/APN: 162-17-203-005/ APR: 23-100782

Dear Ms. Pais-Evia:

Please accept this letter as our request for the Special Use Permit for Vehicle Sales and Vehicle Maintenance. This site was rezoned from industrial to H-1 for a project that was never built. The area is zoned H-1 but developed as industrial. The applicant would like to use this property as a facility for bus sales but mostly maintenance. They provide buses for RTC, mostly the smaller ones, and need a location for maintenance and occasional sales. A use permit is required in the H-1 zone. Below are the definitions for vehicle maintenance.

“Vehicle Maintenance” means any commercial establishment designed or used for the maintenance of vehicles. Maintenance shall be limited to tune-ups, oil changes, lubrication, smog check, brake and muffler repair and maintenance, the sale and repair of tires, window repair or replacement or other similar routine maintenance functions. Vehicle maintenance does not include brake, muffler, and/or tire repair as principal uses.

There are no changes to the building, parking will be behind the building, maintenance will occur inside of the building. We are not changing the grade and we are requesting to waive the requirement for grading cross section - Subsection 30.32.040(a)(9) of County Code. The entire site is paved and we are not changing the pavement. They are not making any changes to the site and therefore not

23-0427

adding any landscaping, therefore we are requesting a waiver to on-site and parking lot landscaping. This area is developed as industrial even though it was rezoned to H-1. The applicants have a three year lease on the site. We believe these fits with the area as it is developed today and request approval of this SUP.

We respectfully request your approval of this request.

Yours truly,

Lucy Stewart

Lucy Stewart

EASEMENTS
(TITLE 30)

PARADISE RD/BELL DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0418-LAS VEGAS AIRPORT CENTER LLC:

VACATE AND ABANDON easements of interest to Clark County located between Paradise Road and Palo Verde Road, and between Bell Drive and Gus Giuffre Drive (alignment) within Paradise (description on file). JG/md/xx (For possible action)

RELATED INFORMATION:

APN:
162-27-101-001

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 20 foot wide drainage and flood control easement measuring 3,136 square feet in area located at the southeast corner of the project site. According to the applicant, the vacation of the drainage easement is necessary to develop the eastern portion of the site and a new drainage easement that conforms to the proposed parking garage will be granted.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0427	Increased sign area, increased animated sign area, and reduced setback for a freestanding sign in conjunction with a commercial complex	Approved by PC	October 2021
UC-0408-14	Cannabis dispensary	Denied by BCC	December 2014
UC-1337-94	Minor training facility - expired	Approved by PC	September 1994
VC-0535-94	Allowed a 52 square foot electronic message panel on a freestanding sign in conjunction with a vehicle rental facility	Approved by PC	May 1994
ZC-151-82	Reclassified the site from C-1 to C-2 zoning and allowed additional commercial uses within the complex	Approved by BCC	October 1982

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Transportation service
South	Corridor Mixed-Use	M-D	Vehicle rental facility
East	Corridor Mixed-Use	R-4 & C-2	Liquor store, transportation and tour guide service, & multiple family residential
West	Public Use	P-F	Harry Reid International Airport

Related Applications

Application Number	Request
WS-23-0417	Waivers of development standards with design reviews for a parking garage in conjunction with an existing commercial complex is a companion item on this agenda.
TM-23-500087	A tentative map for a 1 lot commercial subdivision 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
PW/DR****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 that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAPPER DEVELOPMENT

CONTACT: GEORGE ROSS, DAPPER DEVELOPMENT, 985 WHITE DR, LAS VEGAS,
NV 89119

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0418</u> DATE FILED: <u>7/6/23</u>
		PLANNER ASSIGNED: _____ TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>8/8/23</u> PC MEETING DATE: <u>9/5/23 @ 7:00 P.M.</u> @ 7:00 BCC MEETING DATE: _____ FEE: <u>\$ 825</u>

PROPERTY OWNER	NAME: <u>Las Vegas Airport Center, LLC</u>
	ADDRESS: <u>985 White Dr., Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>(702) 733-3622</u> CELL: _____
	E-MAIL: <u>je@dapper.com</u>

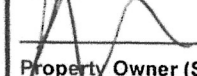
APPLICANT	NAME: <u>Las Vegas Airport Center, LLC</u>
	ADDRESS: <u>985 White Dr., Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>(702) 733-3622</u> CELL: _____
	E-MAIL: <u>je@dapper.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>George Ross</u>
	ADDRESS: <u>985 White Dr., Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: _____ CELL: <u>(310) 487-0881</u>
	E-MAIL: <u>gr@dapperdevelopment.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-27-101-001
162-27-101-001


PROPERTY ADDRESS and/or CROSS STREETS: 5030 Paradise Rd., Las Vegas, NV 89119
5030 Paradise Rd., Las Vegas, NV 89119

I, (We) the undersigned swear and say that I am, (We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.



 Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 2, 2023 (DATE)
 By J. Dapper
 NOTARY PUBLIC: Virginia G. Shelton

J. Dapper

 Property Owner (Print)

VIRGINIA G. SHELTON
NOTARY PUBLIC
STATE OF NEVADA
 My Commission Expires: 10-31-24
 Certificate No: 04-92987-1

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





398-B290 5030 Paradise Road

June 2, 2023

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

Re: Justification Letter to accompany a Vacation of Easement for a project known as 5030 Paradise Road - Assessor's Parcel Number: 162-27-101-001

To Whom It May Concern:

On behalf of Las Vegas Airport Center, LLC, we are requesting to redevelop a portion of an existing infill site with a new parking garage to be constructed at 5030 Paradise Road. The subject parcel is 2.8 acres +/-, zoned C-2 (AE-70), and located on the east side of Paradise Road, 700 feet south of Tropicana Avenue. The proposed garage is to be located on the eastern portion of the parcel. Currently there is a single-story building that will be demolished to make way for the parking garage.

Vacation of Easement

This Justification Letter requests to vacate an existing drainage easement that is located on the southeasterly portion of the site where the new parking garage is to be constructed. A new drainage easement that conforms to the parking garage will be granted to replace the existing easement that is being vacated.

Please see the Justification Letter for the Design Review and Waivers of Development Standards for site details.

We understand there are many considerations related to the above-mentioned request, so we look forward to working with staff to find a balance that both satisfies Clark County and allows Las Vegas Airport Center, LLC to execute this Tentative Map in a reasonable, timely and cost-effective manner.

Please place this application on the next available agenda. Should you have any questions, please contact the undersigned at 702-804-2061.

Cordially,

GCW, INC.

Erik D. Denman, PLS
Senior Land Surveyor

**PLANNER
COPY**

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

702.804.2000
702.804.2299

info@gcwengineering.com
gcwengineering.com

PARKING GARAGE
(TITLE 30)

BELL DR/PARADISE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0417-LAS VEGAS AIRPORT CENTER L L C:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; 2) reduced setbacks; 3) reduced setbacks from the right-of-way; 4) eliminate street landscaping; 5) eliminate parking lot landscaping; 6) eliminate trash enclosure; 7) allow modified driveway design standards; 8) allow modified street standards; and 9) allow existing non-standard commercial driveways where commercial curb return driveways are required.

DESIGN REVIEWS for the following: 1) site modifications to an existing commercial complex; and a 2) parking garage in conjunction with an existing commercial complex on 3.0 acres in a C-2 (General Commercial)(AE-65 &AE-70) Zone.

Generally located on the south side of Bell Drive and the east side of Paradise Road within Paradise. JG/md/xx (For possible action)

RELATED INFORMATION:

APN:
162-27-101-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 72 feet where a maximum height of 50 feet is permitted per Table 30.40-4 (a 44% increase).
2.
 - a. Reduce the rear yard setback along Palo Verde Road to 1 foot where a minimum setback of 10 feet is required per Table 30.40-4 (a 90% reduction).
 - b. Reduce the side street (corner) yard setback along Bell Drive to 5 feet where a minimum setback of 10 feet is required per Table 30.40-4 (a 50% reduction).
3.
 - a. Reduce the setback from a street (Palo Verde Road) or future right-of-way line to 1 foot where a minimum setback of 10 feet is required.
 - b. Reduce the setback from a street (Bell Drive) or future right-of-way line to 5 feet where a minimum setback of 10 feet is required.
4.
 - a. Eliminate street landscaping along Palo Verde Road where street landscaping is required per Figure 30.64-17.
 - b. Eliminate street landscaping along Bell Drive where street landscaping is required per Figure 30.64-17.
5. Eliminate parking lot landscaping where landscaping is required per Figure 30.64-14.
6. Eliminate trash enclosure where required per Section 30.56.120.

7.
 - a. Reduce throat depth to 26 feet for a driveway located along Bell Drive where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (an 82.7% reduction).
 - b. Reduce throat depth to 79 feet for a driveway located along Palo Verde Road where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 47.4% reduction).
 - c. Reduce the ingress radius for a commercial curb return driveway along Bell Drive to 15 feet where a minimum radius of 25 feet is required for a commercial curb return driveway per Uniform Standard Drawing 222.1 (a 40% reduction).
 - d. Reduce the egress radius for a commercial curb return driveway along Bell Drive to 10 feet where a minimum radius of 15 feet is required for a commercial curb return driveway per Uniform Standard Drawing 222.1 (a 33.4% reduction).
 - e. Reduce the ingress radius for a commercial curb return driveway along Palo Verde Road to 5 feet where a minimum radius of 25 feet is required for a commercial curb return driveway per Uniform Standard Drawing 222.1 (a 80% reduction).
 - f. Reduce the egress radius for a commercial curb return driveway along Palo Verde Road to 5 feet where a minimum radius of 15 feet is required for a commercial curb return driveway per Uniform Standard Drawing 222.1 (a 66.7% reduction).
8. Reduce the approach distance to the intersection of Bell Drive and Palo Verde Road for a driveway located along Bell Drive to 55 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 63.4% reduction).
9. Allow existing non-standard commercial driveways along Paradise Road where commercial curb return driveways are required per Uniform Standard Drawing 222.1.

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

BACKGROUND:
Project Description

General Summary

- Site Address: 5030 Paradise Road
- Site Acreage: 3
- Project Type: Parking garage in conjunction with a commercial complex
- Number of Stories: 2 (Buildings A through C)/6 (parking garage)
- Building Height (feet): 58 to 72 (parking garage)
- Square Feet: 15,570 (Building A)/14,400 (Building B)/19,840 (Building C)/259,119 (parking garage)
- Parking Required/Provided: 200/842

History and Request

The subject property was reclassified to a C-2 zoning district via ZC-151-82 by the Board of County Commissioners (BCC) in October 1982. The project site presently consists of 4 existing office and commercial buildings. Buildings A through C will remain on-site while the fourth building, located at the northeast corner of the property adjacent to Bell Drive and Palo Verde

Road, will be demolished to accommodate a proposed 6 story parking garage, ranging between 58 feet to 72 feet in height, located on the east portion of the site. The proposed plans also include site modifications consisting of surface level parking spaces and providing a fire lane located between Buildings A through C.

Site Plans

The plans depict a project site consisting of 3 acres featuring 3 existing commercial and office buildings, A through C, that are oriented in a north/south direction on the west portion of the site, along Paradise Road. A 6 story parking garage is proposed along the east portion of the site, adjacent to Palo Verde Road. Below is a table reflecting the building setbacks from the north, south, east, and west property lines of the site:

Building Setbacks from Property Lines (in feet)				
Building:	Property Line			
	North	East	South	West
A	20	178	289	18.5
B	161	160	166	19
C	282	144.5	5.5	15
Parking garage	5	1	19	174

A waiver of development standards is required to reduce the rear yard and side street (corner) setbacks for the parking garage from Bell Drive and Palo Verde Road, respectively. Furthermore, a waiver of development standards is required to reduce the setback from the right-of-way for the parking garage from Bell Drive and Palo Verde Road. Additional waivers of development standards are required to reduce the throat depth, ingress and egress radii for the commercial driveways adjacent to Bell Drive and Palo Verde Road. A reduction to the approach distance to the intersection of Bell Drive and Palo Verde Road is also part of this request, in addition to permitting existing non-standard commercial driveways along Paradise Road. The proposed development requires 200 parking spaces where 842 parking spaces are provided. Access to the project site is granted via 2 existing commercial driveways along Paradise Road, 1 proposed driveway adjacent Bell Drive, and 1 proposed driveway along Palo Verde Road. The parking garage will be serviced by interior gated access, with a vehicle queue line measuring 150 feet from the access gate to the main entrance to the garage from Bell Drive. Furthermore, the technology utilized for the parking garage reads the license plates of vehicles upon entering the structure; therefore, back-ups of the vehicle queuing lane are prevented. No cross access is provided between the 3 existing commercial buildings to the west and the proposed parking garage to the east. Additional modifications to the site include the restriping and reconfiguration of 19 parking spaces located between Buildings A through C. Existing 5 foot wide attached sidewalks are located along Paradise Road, Bell Drive, and Palo Verde Road. No increase to finished grade is associated with the development proposal.

Landscaping

The plans depict an existing street landscape area, measuring between 15 feet to 37 feet in width, located behind an existing 5 foot wide attached sidewalk along Paradise Road. Trees, shrubs, and groundcover are located within the street landscape area. A waiver of development standards is requested to eliminate the street landscaping along Bell Drive and Palo Verde Road,

in addition to the parking lot landscaping located between Buildings A through C. However, landscaping consisting of trees, shrubs, and groundcover is proposed along the southeast corner of the site, between the parking garage and the vehicle rental facility to the south. Additional trees, shrubs and groundcover are provided between Building C and the southwest corner of the garage. Shrubs, groundcover, and a single tree are provided at the northeast corner of the site, between Bell Drive and the parking garage.

Elevations

The plans depict a proposed 6 story parking garage ranging between 58 feet to 72 feet in height. The parking garage measures 58 feet in height to the top of the parapet wall, while the maximum height of 72 feet is necessary to accommodate the highest point of the elevator shafts. The parking garage will be constructed of concrete and will include PTFE mesh screens on portions of the north, south, east, and west elevations. The perforated PTFE mesh screens will feature artwork, consisting of vintage Las Vegas photographs that will be determined at a future date. The perforated metal screens will not contain any commercial advertisements.

Floor Plans

Below is a table reflecting the floor area for each level of the garage, including the corresponding number of parking spaces:

Parking Garage		
Floor Level*	Floor Area (square feet)	Quantity of Parking Spaces
1 (ground)**	53,620	185
2	44,695	142
3	44,695	144
4	44,695	144
5	44,695	144
6 (top)	26,719	83
Total	259,119	842

*Each floor contains multiple electric vehicle charging stations.

**The ground level includes 26 surface level parking spaces located between Buildings A through C.

The northwest corner, ground level, of the parking garage includes a lounge area for motorists measuring 1,010 square feet in area. The lounge area includes an office for the garage manager, lobby area, and restroom facilities.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the increase in building height is only for a minor portion of the overall garage and is necessitated by the elevator shaft. The majority of the parking structure is at a height of 58 feet to the top of the parapet wall. The proposed throat depth is on the ingress side of the driveway and therefore will not have any adverse impact on vehicles that could queue in

the right-of-way. The proposed approach distance is due to the general location of the existing driveway; however, the driveway is wider with a commercial curb return driveway to meet current standards. Bell Drive is a short roadway with limited traffic, and the smaller radius will not have a significant impact. For Palo Verde Road, there is an ingress radius of 5 feet where a minimum of 25 feet is required and an egress radius of 5 feet where a minimum of 15 feet is required. Palo Verde Road is a secondary driveway and also has limited traffic. The vehicle queue for 7 cars, from Bell Drive to the gate of the garage, is 150 feet. Additionally, the technology used for this garage where license plates are read as you go in, so there isn't a back-up of cars or a delay in getting cars into the garage. The waiver requests are needed since the development site is irregularly shaped. This is an in-fill redevelopment, there is no adjacent residential (only across Palo Verde Road), and the proposed use will enhance the area, will provide a public benefit, and will have a substantial number of charging facilities for electric vehicles. The scale and intensity of the development at this location is appropriate and compatible with existing and planned land uses in the area. The project is well designed and functionally and aesthetically integrated with the surrounding development and land uses through the site design. The elevations for the proposed parking garage will consist of multiple surface plane variations to give both vertical and horizontal articulation along with various materials and elements as depicted on the submitted renderings and materials sheet. The architectural detailing is provided on all sides consistent with the primary/front elevation. The applicant intends to place PTFE mesh screens as a decorative enhancement to the west and north facing sides of the garage. Furthermore, these screens are public art and not advertising. Alongside the proposed 6 story, 842 parking space garage, currently there are 3, two story office buildings. Two of the 3 buildings were recently renovated with major aesthetic improvements, that include all new windows, paint, standing seam metal exteriors, railings, and major landscaping upgrades. The renovation for the third building should be completed by the fall of 2023.

This additional parking will provide more than ample parking for the current and future office tenants in this project, and due to the limited number of parking spaces that Harry Reid Airport provides at Terminal 1, this proposed parking garage will provide 72 Tesla Supercharging Stations (with additional up to 104 charging facilities for electric vehicle) on the first floor.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0427	Increased sign area, increased animated sign area, and reduced setback for a freestanding sign in conjunction with a commercial complex	Approved by PC	October 2021
UC-0408-14	Cannabis dispensary	Denied by BCC	December 2014
UC-1337-94	Minor training facility - expired	Approved by PC	September 1994
VC-0535-94	Allowed a 52 square foot electronic message panel on a freestanding sign in conjunction with a vehicle rental facility	Approved by PC	May 1994

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-151-82	Reclassified the site from C-1 to C-2 zoning and allowed additional commercial uses within the complex	Approved by BCC	October 1982

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Transportation service
South	Corridor Mixed-Use	M-D	Vehicle rental facility
East	Corridor Mixed-Use	R-4 & C-2	Liquor store, transportation and tour guide service, & multiple family residential
West	Public Use	P-F	Harry Reid International Airport

Related Applications

Application Number	Request
VS-23-0418	A request to vacate an existing drainage easement is a companion item on this agenda.
TM-23-500087	A tentative map for a 1 lot commercial subdivision 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

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds the request to increase building height is inconsistent and incompatible with the development surrounding the project site, as the surrounding buildings do not exceed 2 stories. Therefore, staff recommends denial.

Waivers of Development Standards #2 & #3

The requests to reduce the required yard setbacks and setbacks from the right-of-way are a self-imposed burden. The intent of the required setbacks is to provide adequate separation between

the public right-of-way and non-residential development. Staff finds the footprint and design of the parking garage can be reconfigured to meet the required setbacks. Therefore, staff recommends denial of these requests.

Waiver of Development Standards #4

The intent of street landscaping is to enhance the perimeter of the project site, improve the aesthetics of the site along public rights-of-way, and to provide a buffer between parking areas and the adjacent streets. Although some landscaping in the form of shrubs and groundcover is provided at the northeast corner of the site, along Bell Drive, staff finds that additional landscaping can be provided along Bell Drive and Palo Verde Road by reconfiguring the footprint and design of the parking garage. Therefore, staff cannot support this request.

Waiver of Development Standards #5

The intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site, enhance environmental conditions by providing shade and reducing storm water run-off, and to provide buffer areas between land uses of varying intensity. The request to waive the required landscaping is a self-imposed burden. Therefore, cannot support this request.

Waiver of Development Standards #6

Staff is concerned the lack of a trash enclosure will encourage littering within the project site. Staff finds there is adequate room within the boundaries of the project site to construct the required trash enclosure; therefore, cannot support this request.

Design Review #1

The intent of the site modifications, which consist of restriping and reconfiguring 19 parking spaces and adding a fire lane located between buildings A through C, are necessary to accommodate the proposed parking garage. However, since staff is not supporting the waiver to eliminate the required parking lot landscaping, staff cannot support this request.

Design Review #2

Staff recognizes the intent of the proposed development is to provide additional parking in proximity to Harry Reid International Airport. The parking garage will be serviced by interior gated access, with a vehicle queue line measuring 150 feet from the access gate to the main entrance to the garage from Bell Drive. Furthermore, the technology utilized for the parking garage reads the license plates of vehicles upon entering the structure; therefore, back-ups of the vehicle queuing lane are prevented. However, due to the totality of the waiver of development standard requests, and the lack of cross-access between the parking garage and commercial complex, staff cannot support this request.

Waiver of Development Standards #7 – Public Works

Waiver of Development Standards #8 – Public Works

Waiver of Development Standards #9 – Public Works

Department of Aviation

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

The property lies within the AE-70 (70 - 75 DNL) and AE-65 (65 - 70 DNL) noise contours for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water are prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; 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; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAPPER DEVELOPMENT

CONTACT: GEORGE ROSS, DAPPER DEVELOPMENT, 985 WHITE DR, LAS VEGAS, NV 89119



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- TEXT AMENDMENT (TA)
- ZONE CHANGE (ZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- _____
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
- _____
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
- _____
(ORIGINAL APPLICATION #)

STAFF

APP. NUMBER: WS-23-0417 DATE FILED: 7/6/23
 PLANNER ASSIGNED: _____
 TAB/CAC: PARADISE TAB/CAC DATE: 8/8/23
 PC MEETING DATE: 9/5/23 @ 7:00 P.M. 2:00 P.M.
 BCC MEETING DATE: _____
 FEE: \$1,150

PROPERTY OWNER

NAME: Las Vegas Airport Center, LLC
 ADDRESS: 985 White Dr. Suite 100
 CITY: Las Vegas STATE: NV ZIP: 89119
 TELEPHONE: (702) 733-3622 CELL: _____
 E-MAIL: j@dapper.com

APPLICANT

NAME: Las Vegas Airport Center, LLC
 ADDRESS: 985 White Dr. Suite 100
 CITY: Las Vegas STATE: NV ZIP: 89119
 TELEPHONE: (702) 733-3622 CELL: _____
 E-MAIL: j@dapper.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: George Ross
 ADDRESS: 985 White Dr. Suite 100
 CITY: Las Vegas STATE: NV ZIP: 89119
 TELEPHONE: _____ CELL: (310) 487-0881
 E-MAIL: gr@dapperdevelopment.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-27-101-001
 PROPERTY ADDRESS and/or CROSS STREETS: 5030 Paradise Rd., Las Vegas, NV 89119
 PROJECT DESCRIPTION: Three existing office buildings and a new proposed garage

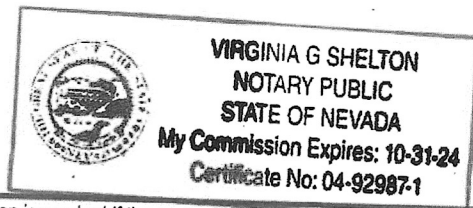
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 2, 2023 (DATE)

By J Dapper
 NOTARY PUBLIC: Virginia G. Shelton



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

March 28, 2023

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

PLANNER
COPY

Justification Letter - Parking Garage - Las Vegas Airport Center- 5030 Paradise Rd. APN: 162-27-101-001)

On behalf of Las Vegas Airport Center, LLC, we are requesting to redevelop a portion of an existing infill site with a new parking garage to be constructed at 5030 Paradise Rd. The subject parcel is 2.8 acres, zoned C-2 (AE-70), and located on the east side of Paradise Road, 700 feet south Tropicana Ave. The proposed garage is to be located on the eastern portion of the parcel. Currently there is a single-story building that will be demolished to make way for the parking garage.

The proposed use is permitted by right in a C-2 zoning district and the AE-70 sub-district. Based on the attached site plan with enhanced façade elevations, the use is entirely consistent with the intent of the C-2 zoning district, especially since the entire center will be fully integrated, cohesive, and seamless. The project is in full compliance with several Goals and Policies contained within the Clark County Master Plan regarding opportunities for additional commercial developments which are integrated. Additionally, we have received FAA approval and Notice of Non Hazard.

The site also has a Corridor Mixed-Use (CM) land use designation and in compliance with several Goals and Policies contained within the Clark County Master Plan. The C-2 zoning district is intended to accommodate, in part, a full range of commercial uses, or mixed commercial uses, in a manner that can be located to serve the needs of the entire community yet be buffered from having adverse impacts on any adjacent residential neighborhoods. The proposed development is in full compliance with the recently adopted Corridor Mixed-Use (CM) land use category. As stated in the Clark County Master Plan, the primary land uses with the CM land use designation include, in part, a mix of retail, restaurants, offices, service commercial and other professional services. The intent and characteristics of the category include encouraging the reinvestment in or redevelopment of auto oriented centers to diversify the mix and intensity of uses along major corridors. Some key considerations of the land use category include, in part, appropriate mix of uses, compatibility with existing neighborhoods, and overall site design. Therefore, the submitted plans are entirely consistent and fully compliant with the intent, characteristics, and key considerations of the CM land use category.

Waivers of Development Standards

While the proposed alternatives do not comply with required provisions, it is recognized that individual sites may present unique characteristics, the operation and location of site uses that could be best developed through the application of alternative site development standards which

D G Consultants

depart from the requirements of Title 30. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The first waiver is to increase the parking garage height to 58 feet and 1 inch and 72 feet where 50 feet is the maximum. Therefore, a waiver of Design Review to a maximum height of 72 feet is requested. The increase is only for a minor portion of the overall garage and is necessitated by the elevator shaft. The majority of the parking structure is at a height of 58 feet and 1 inch to the parapet.

The second waiver is for the following: 1) reduce the rear setback along Palo Verde Road to one (1) foot where 10 feet is required; and 2) reduce the side setback along Bell Drive to 5 feet 9 inches where 10 feet is required.

The third waiver is for the following: 1) reduce the setback to a street (Palo Verde Road) to one (1) foot where 10 feet is required; and 2) reduce the setback to a street (Bell Drive) to 5 feet 9 inches where 10 feet is required.

The fourth waiver is for the following: 1) eliminate street landscaping along Palo Verde Road; and 2) eliminate street landscaping along Bell Drive.

The fifth waiver of standards request is for alternative driveway geometrics for the north driveway to include a reduced throat depth of 39.3 feet. The required throat depth per Uniform Standard Drawing 222.1 is 150 feet. The proposed throat depth is on the ingress side of the driveway and therefore will not have any adverse impact on vehicles that could queue in the right-of-way.

The sixth waiver of standards request is for alternative driveway geometrics for the north driveway to include a reduced approach distance from an intersection of 55.3 feet. The required approach distance per Uniform Standard Drawing 222.1 is 150 feet. The proposed approach distance is due to the general location of the existing driveway; however, we are making the driveway wider and making it a commercial curb return driveway to meet current standards.

The seventh waiver of standards request is for alternative driveway geometrics for the south driveway to include a reduced throat depth of 87.8 feet. The required throat depth per Uniform Standard Drawing 221.1 is 150 feet. The proposed throat depth is on the ingress side of the driveway.

The eighth waiver of standards is for the radii for the driveways on Bell and Palo Verde. For Bell there is an ingress radius of 15 feet where a minimum of 25 feet is required and an egress radius of 10 feet where a minimum of 15 feet is required. Bell is a short roadway with limited traffic, so the smaller radius won't have a significant impact. For Palo Verde, there is an ingress radius of 5

D G Consultants

feet where a minimum of 25 feet is required and an egress radius of 5 feet where a minimum of 15 feet is required. Palo Verde is a secondary driveway and also has limited traffic.

The ninth and final waiver of standards request is to leave the two (2) driveways on Paradise as-is.

The key to waiver requests five and seven for throat depth is that if you split the 150 foot throat depth requirement between both driveways (which Public Works allows) then you end up with an overall waiver for ingress of 143.1 feet where 150' is required and an overall throat depth for egress of 154.0 feet which meets the standard.

Additionally, we worked with Public Works to create the main entrance to the garage off Bell Dr. with a queue of 7 cars by moving the entrance gate deeper within the garage structure for an overall queue to the gate of 150.0 feet. Additionally, the technology used for this garage where license plates are read as you go in, so there isn't a back-up of cars or a delay in getting cars into the garage.

The waiver requests are needed since the development site is irregularly shaped, this is an infill redevelopment, there is no adjacent residential (only contiguous), and the proposed use will enhance the area, will provide a public benefit, and will have a substantial number of charging facilities for electric vehicles.

Therefore, the proposed uses and site location achieve the following: a) the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; and b) the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, and parking.

Design Review

The applicant is requesting a design review for the site and building design as referenced per plans. The submitted site plan depicts an effective layout of the building, parking areas, circulation, and sensitivity to the heavily traveled street corridors. The scale and intensity of the development at this location is appropriate and compatible with existing and planned land uses in the area. The project is well designed and functionally and aesthetically integrated with the surrounding development and land uses through the site design. We are not requesting an increase to the finished grade.

Alongside the proposed six story, 842 parking space garage, currently there are three, two story office buildings. Two of the three buildings were recently renovated with major aesthetic improvements, that include all new windows, paint, standing seam metal exteriors, railings, and major landscaping upgrades. The renovation for the third building should be completed by the fall of 2023. We are modifying the existing portion of the property by providing a fire lane and re-configured the parking on the western side of the site.

D G Consultants

This additional parking will provide more than ample parking for the current and future office tenants in this project, and due to the limited number of parking spaces that Harry Reid Airport provides at Terminal 1, this proposed parking garage will provide 72 Tesla Supercharging Station (with additional up to 104 charging facilities for electric vehicle) on the first floor.

The elevations for the proposed parking garage will consist of multiple surface plane variations to give both vertical and horizontal articulation along with various materials and elements as depicted on the submitted renderings and materials sheet. The architectural detailing is provided on all sides consistent with the primary/front elevation. We intend to place PTFE mesh screens as a decorative enhancement to the west and north facing sides of the garage. Furthermore, these screens are public art and not advertising.

Therefore, the proposed uses and site location achieve the following: **a)** the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; **b)** the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and **c)** the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for the consideration.

Sincerely,

Dionicio Gault

PLANNER
COPY

09/05/23 PC AGENDA SHEET

5030 PARADISE ROAD
(TITLE 30)

PARADISE RD/BELL DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500087-LAS VEGAS AIRPORT CENTER LLC:

TENTATIVE MAP consisting of 1 commercial lot and common lots on 3.0 acres in a C-2 (General Commercial)(AE-65 &AE-70) Zone.

Generally located on the south side of Bell Drive and the east side of Paradise Road within Paradise. JG/md/xx (For possible action)

RELATED INFORMATION:

APN:
162-27-101-001

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5030 Paradise Road
- Site Acreage: 3
- Number of Lots: 1
- Project Type: Parking garage in conjunction with a commercial complex

The plans depict a 1 lot commercial subdivision consisting of 3 acres. Access to the project site will be granted via 2 existing driveways adjacent to Paradise Road, a proposed driveway along Bell Drive, and a fourth driveway along Palo Verde Street. Landscaping consisting of trees, shrubs, and groundcover is located behind a 5 foot wide attached sidewalk adjacent to Paradise Road.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0427	Increased sign area, increased animated sign area, and reduced setback for a freestanding sign in conjunction with a commercial complex	Approved by PC	October 2021
UC-0408-14	Cannabis dispensary	Denied by BCC	December 2014
UC-1337-94	Minor training facility – expired	Approved by PC	September 1994

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0535-94	Allowed a 52 square foot electronic message panel on a freestanding sign in conjunction with a vehicle rental facility	Approved by PC	May 1994
ZC-151-82	Reclassified the site from C-1 to C-2 zoning and allowed additional commercial uses within the complex	Approved by BCC	October 1982

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Transportation service
South	Corridor Mixed-Use	M-D	Vehicle rental facility
East	Corridor Mixed-Use	R-4 & C-2	Liquor store, transportation and tour guide service, & multiple family residential
West	Public Use	P-F	Harry Reid International Airport

Related Applications

Application Number	Request
WS-23-0417	Waivers of development standards with design reviews for a parking garage in conjunction with an existing commercial complex is a companion item on this agenda.
VS-23-0418	A request to vacate an existing drainage easement 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

Comprehensive Planning

This request meets the tentative map requirements as outlined in Title 30.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

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; 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Comprehensive Planning - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAPPER DEVELOPMENT

CONTACT: GEORGE ROSS, DAPPER DEVELOPMENT, 985 WHITE DR, LAS VEGAS, NV 89119



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-500087</u>	DATE FILED: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>8/8/23</u> <u>@ 7:00 p.m.</u>
		TAB/CAC: <u>PARADISE</u>	
		PC MEETING DATE: <u>9/5/23 @ 7:00 PM</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$ 750.00</u>	

PROPERTY OWNER	NAME: <u>Las Vegas Airport Center, LLC</u>
	ADDRESS: <u>985 White Dr., Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>(702) 733-3622</u> CELL: _____
	E-MAIL: <u>j@japper.com</u>

APPLICANT	NAME: <u>Las Vegas Airport Center, LLC</u>
	ADDRESS: <u>985 White Dr., Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>(702) 733-3622</u> CELL: _____
	E-MAIL: <u>j@jdapper.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>George Ross</u>
	ADDRESS: <u>985 White Dr. Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: _____ CELL: <u>(310) 487-0881</u>
	E-MAIL: <u>gr@dapperdevelopment.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-27-101-001

PROPERTY ADDRESS and/or CROSS STREETS: 5030 Paradise Rd., Las Vegas, NV 89119

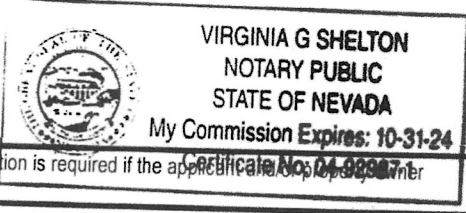
TENTATIVE MAP NAME: 5030 Paradise Rd.

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

Property Owner (Signature)* [Signature] J Dapper
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 2, 2023 (DATE)
 By J Dapper
 NOTARY PUBLIC: Virginia G. Shelton



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

398-B290 5030 Paradise Road

June 2, 2023

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

Tr-23-500087

Re: Hold Letter to accompany a Tentative Map Application for a project known as 5030 Paradise Road - Assessor's Parcel Number: 162-27-101-001

To Whom It May Concern:

On behalf of Las Vegas Airport Center, LLC, GCW, Inc. is submitting a Tentative Map application for the subject parcel. This Tentative Map is submitted with applications for Design Review, Waiver of Development Standards, and a Vacation of Easement. We respectfully request the Tentative Map be held and heard at public hearings concurrently with the aforementioned land use actions.

Should you have any questions, please contact the undersigned at 702-804-2061.

Cordially,

GCW, INC.



Erik D. Denman, PLS
Senior Land Surveyor

**PLANNER
COPY**

SIGNAGE
(TITLE 30)

SPRING MOUNTAIN RD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0385-HARSCH INVESTMENT PPTYS-NV, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for a freestanding sign.
DESIGN REVIEW for modifications to an existing freestanding sign to include an LED message unit (animation) on 1.6 acres in a C-2 (General Commercial) Zone.

Generally located on the southeast corner of Spring Mountain Road and Valley View Boulevard within Paradise. JJ/al/syp (For possible action)

RELATED INFORMATION:

APN:

162-17-201-001

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the setback for a freestanding sign to 6 feet where a minimum of 10 feet is required per Table 30.72-1 (a 40% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3755 Spring Mountain Road
- Site Acreage: 1.9
- Project Type: Modifications to a freestanding sign
- Sign Height (feet): 32
- Square Feet: 197

Site Plan

The request is to modify an existing freestanding sign for a retail center. The retail center is located at the southeast corner of Spring Mountain Road and Valley View Boulevard and consists of 3 buildings. Access to the site is provided by 1 driveway each on Spring Mountain Road and Valley View Boulevard. The sign is located on the west side of the driveway on Spring Mountain Road, approximately 160 feet east of Valley View Boulevard. The current sign is set back approximately 3 feet from the street. The sign was constricted prior to the widening

of Spring Mountain Road, which reduced the setback to the existing sign. The modifications to the sign will increase the setback to the street to approximately 6 feet.

Landscaping

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

Signage

The existing freestanding sign is approximately 45 feet in height with an area of 197 square feet consisting of the name of the center with panels for the tenants of the facility. The area of the modified sign will be the same as the existing sign, however, the height of the sign will be reduced to 32 feet. The existing cabinet at the top of the sign will be removed and replaced with a cabinet that is narrower from side to side but longer from top to bottom than the existing sign cabinet, which is why the setback for the sign is being increased from 3 feet to 6 feet. The proposed sign will have the name of the center and smaller tenant panels which will make up approximately 98 square feet of the sign's area. The remaining 99 square feet of the sign's area will be for an LED message unit.

Applicant's Justification

The applicant indicates that the proposed sign is needed to improve visibility and property identification. The proposed sign will increase the setback from the street which is an improvement to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0992-04	Drive-thru service in conjunction with an existing restaurant	Approved by ZA	September 2004
UC-0273-03	Outside dining area in conjunction with a shopping center	Approved by PC	April 2003
ZC-1372-01	Reclassified the site from M-1 to C-2 zoning for a retail center	Approved by BCC	December 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	C-2	Undeveloped
South	Entertainment Mixed-Use	M-1	Warehouse
East	Entertainment Mixed-Use	M-1	Cannabis facility, adult bookstore, & undeveloped
West	Entertainment Mixed-Use	M-1	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards and Design Review

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

The applicant is proposing to modify an existing freestanding sign by reducing the height of the structure and adding a new sign cabinet with an LED message unit that will increase the setback for the sign from the street. The proposed reduction in height and increased setback for the sign will be an improvement to the site bringing the proposed sign closer to conformance to Code than the existing sign; therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SCHNITZER PROPERTIES- NEVADA LLC

**CONTACT: YESCO, ATTN: MIKE LEBLUE, 5119 CAMERON STREET, LAS VEGAS,
NV 89113**

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-23-0385</u> DATE FILED: <u>06/26/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>08/08/23</u> PC MEETING DATE: <u>Sept 5, 2023</u> BCC MEETING DATE: _____ FEE: <u>\$1150.00</u>
	PROPERTY OWNER NAME: <u>Schnitzer Properties - Nevada, LLC (formerly Harsch Investment Properties - Nevada, LLC)</u> ADDRESS: <u>1121 SW Salmon Street, Suite 500</u> CITY: <u>Portland</u> STATE: <u>Oregon</u> ZIP: <u>97205</u> TELEPHONE: <u>702-220-5329</u> CELL: _____ E-MAIL: <u>brandyd@schnitzerproperties.com</u>
	APPLICANT NAME: <u>Schnitzer Properties - Nevada, LLC (formerly Harsch Investment Properties - Nevada, LLC)</u> ADDRESS: <u>1121 SW Salmon Street, Suite 500</u> CITY: <u>Portland</u> STATE: <u>Oregon</u> ZIP: <u>97205</u> TELEPHONE: <u>702-220-5329</u> CELL: _____ E-MAIL: <u>brandyd@schnitzerproperties.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Michael LeBlue</u> ADDRESS: <u>5119 S. Cameron St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-876-8080</u> CELL: <u>702-348-7414</u> E-MAIL: <u>mleblue@yesco.com</u> REF CONTACT ID #: <u>168828</u>

ASSESSOR'S PARCEL NUMBER(S): 162-17-201-001

PROPERTY ADDRESS and/or CROSS STREETS: 3755 Spring Mountain Road

PROJECT DESCRIPTION: Waiver of Standards to reduce the setback of a sign from the property line from 10' to 6'-7".

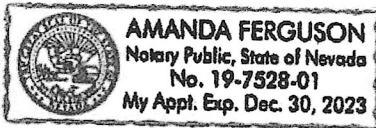
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

 _____ _____
 Property Owner (Signature)* Property Owner (Print)

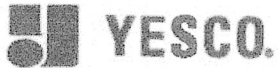
STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 2, 2023 (DATE)

By Kimberly Chen
 NOTARY PUBLIC: Amanda Ferguson



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



Custom Electric Signs

May 16, 2023

WS-23-0385

Clark County
Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89106

**RE: Freestanding sign
APN #16217201001
Spring Mountain Square
3755 Spring Mountain RD
Las Vegas NV 89102**

To Whom It May Concern:

Please accept this justification letter to request a Design Review and Waiver of Development Standards to allow a 6' 7" setback from the property line to the sign where currently a 10' setback is allowed. The property line was adjusted after the current sign was installed. The proposed change is to improve visibility and property identification as the current sign is very high. The existing pole will be cut down from approx 45' tall to 32' tall and a new cabinet will be installed.

The square footage of the sign will remain the same, the orientation will go from landscape to pictorial to increase the setback from its current distance of approx. 3' 2" to the requested 6' 7".

The existing landscaping will not be effected by the changes described above.

We thank you and appreciate your consideration of this request. If you should have any questions regarding this, please do not hesitate to contact me on my cell phone at 702-348-7414.

Sincerely,

Michael LeBlue
mleblue@yesco.com
702-348-7414

YESCO Las Vegas

702-876-8080 » Phone
702-944-4500 » Fax

5119 South Cameron Street
Las Vegas, Nevada 89118

09/06/23 BCC AGENDA SHEET

TEMPORARY OUTDOOR
COMMERCIAL EVENT
(TITLE 30)

LAS VEGAS BLVD S/MANDALAY BAY RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-23-400106 (UC-20-0104)-MGP LESSOR, LLC:

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

DESIGN REVIEW for a temporary outdoor commercial event with temporary structures, eating and drinking areas including on-premises consumption of alcohol, retail sales, and live entertainment in conjunction with a resort hotel (Luxor Resort Hotel) on 62.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

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

RELATED INFORMATION:

APN:

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

USE PERMIT:

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

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

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

Site Plans

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

Landscaping

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

Elevations

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

Floor Plans

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

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for AR-21-400040 (UC-20-0104):

Current Planning

- 2 years to review as a public hearing;
- Submit a security plan prior to the first event.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- 90 days to have recorded the rights-of-way and easements as required by the original conditions of approval;
- Compliance with previous conditions.

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

Current Planning

- Until March 1, 2021 to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 1 year of approval date or it will expire.

Public Works - Development Review

- 9 months to perform and have recorded a Record of Survey to determine underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard South;
- 9 months to perform and have recorded right-of-way dedication and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Right-of-way dedication for areas with Public Works' equipment adjacent to Mandalay Bay Road to be coordinated with Public Works - Traffic Management Division.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace

determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Applicant's Justification

The applicant indicates that the originally approved use commenced in Fall 2020 and has continued to meet all of the conditions of approval associated with the original application (UC-20-0104) and the first application for review (AR-21-400040). The applicant adds that there have been no adverse impacts as a result of the outdoor events. The applicant requests that this be the final review.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-22-0378	Street name change to name an unnamed drive aisle	Approved by PC	August 2022
AR-21-400040 (UC-20-0104)	First application for review for a use permit to waive conditions for temporary outdoor events	Approved by BCC	May 2021
UC-20-0546	Use permit, design review, and waiver for a monorail	Approved by BCC	October 2021
DR-20-0200	Amended a comprehensive sign plan for a resort hotel (Luxor Resort Hotel)	Approved by BCC	June 2020
UC-20-0104	Waived conditions for temporary outdoor events in conjunction with an existing resort hotel (Luxor Resort Hotel)	Approved by ZA	April 2020
DR-0951-17	Amended comprehensive sign plan to add a wall sign to the Luxor Resort Hotel	Approved by BCC	December 2017
DR-0085-17	Amended comprehensive sign plan to add animation (LED electronic message/video units) to existing freestanding signs for the Excalibur and Luxor Resort Hotels	Approved by BCC	March 2017
UC-0273-16	Temporary events longer than 10 days in conjunction with existing resort hotels (Excalibur, Luxor, and Mandalay Bay)	Approved by BCC	June 2016
UC-0041-16	Parking garage in conjunction with an existing resort hotel (Excalibur Resort Hotel)	Approved by BCC	April 2016
DR-0703-15	Amended comprehensive sign plan to increase the area of an existing wall sign (building wrap) for the Luxor Resort Hotel	Approved by BCC	December 2015
DR-0869-14	Amendment to an approved comprehensive sign plan for the Excalibur and Luxor Resort Hotels	Approved by BCC	December 2014
UC-0031-14	Comprehensive sign plan for the Luxor and Excalibur Resort Hotels	Approved by BCC	March 2014
DR-0374-13	Wall signs and directional signs for the Luxor Resort Hotel	Approved by BCC	August 2013

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0592-12	Communications tower	Approved by PC	November 2012
UC-0604-11	Recreational facility (zip lines) in conjunction with resort hotels (Excalibur and Luxor) - expired	Approved by PC	April 2012

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Since approval of the original application in April 2020, the applicant has continuously met all of the conditions of approval, including the condition on the Notice of Final Action for AR-21-400040 (UC-20-0104) which required that a security plan be submitted prior to the first event. The applicant has worked with the Las Vegas Metropolitan Police Department on their security plan. There are no Clark County Public Response Office violations associated with the site, nor have there been any reported adverse effects associated with the outdoor events. Therefore, staff can support the review and can also support removing the time limit for future reviews.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: RAMPART, LLC DBA LUXOR RESORT & CASINO

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

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		STAFF	APP. NUMBER: <u>AR-23-400106</u>	DATE FILED: <u>7/5/23</u>
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)	PROPERTY OWNER		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>8/8/23</u>
			TAB/CAC: <u>Paradise</u>	TAB/CAC: _____
<input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) <u>UC-20-0104 (AR-21-400040)</u> (ORIGINAL APPLICATION #)	APPLICANT	PC MEETING DATE: _____	BCC MEETING DATE: <u>9/6/23</u>	
		BCC MEETING DATE: _____	FEE: <u>\$750</u>	TPM
		CORRESPONDENT	NAME: <u>MGP Lessor, LLC by Rampart, LLC, Operating Tenant</u>	
			ADDRESS: <u>6385 South Rainbow Boulevard, Suite 500</u>	
		APPLICANT	NAME: <u>Rampart, LLC dba Luxor Resort & Casino</u>	
			ADDRESS: <u>3900 South Las Vegas Boulevard</u>	
		CORRESPONDENT	NAME: <u>George Rogers</u>	
			ADDRESS: <u>6325 South Jones Boulevard, Suite 100</u>	
		APPLICANT	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>	TELEPHONE: _____ CELL: _____
			E-MAIL: _____ REF CONTACT ID #: _____	
		APPLICANT	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>	TELEPHONE: <u>(702) 894-5027</u> CELL: <u>(702) 376-9782</u>
			E-MAIL: <u>pac@gmralv.com</u> REF CONTACT ID #: <u>168923</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-29-610-003

PROPERTY ADDRESS and/or CROSS STREETS: 3900 South Las Vegas Boulevard, NEC of LVBS & W Mandalay Bay Rd

PROJECT DESCRIPTION: Application Review as a condition of approval for AR-21-400040.

(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.

Tenant (Signature)* [Signature] Tenant (Print) Rampart, LLC
 STATE OF Nevada Jessica Cunningham, Asst. Secretary
 COUNTY OF Clark Tenant (Print)

SUBSCRIBED AND SWORN BEFORE ME ON May 11, 2023 (DATE)
 By Jessica Cunningham
 NOTARY PUBLIC: Susan Ptak



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

12



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

March 24, 2023

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

AR-23-400106

re: APN 162-29-610-002 and 162-29-610-003
3900 Las Vegas Boulevard South
Letter of Justification Mandalay PROPCO LLC and MGP Lessor, LLC
Application Review (AR-21-400040, UC-20-0104)

To Whom It May Concern,

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

Request

This application is submitted for Review associated with the conditions contained in AR-21-400048 (UC-20-0104). This review will be the second administrative review associated with the original application UC-20-0104; we request this be the final review.

Project Description

The use commenced in the Fall of 2020 in accordance with the conditions of approval the application is submitted for Review.

Justification

The conditions of approval have been met. There have been no adverse impacts as a result of the use.

We look forward to your review and comments.

Very truly yours,

George M. Rogers, AIA

**PLANNED
COPY**

12

09/06/23 BCC AGENDA SHEET

CANNABIS ESTABLISHMENT
(CONSUMPTION LOUNGE)
(TITLE 30)

BOULDER HWY/TWAIN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0376-4380 BOULDER, LLC:

USE PERMIT for a cannabis establishment (consumption lounge) in conjunction with an existing dispensary.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from a school; and 2) reduce separation from a nonrestricted gaming property on 4.8 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the south side of Boulder Highway, 775 feet north of Twain Avenue within Paradise. TS/r/syp (For possible action)

RELATED INFORMATION:

APN:

161-17-201-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation from a consumption lounge to an existing school to 1,124 feet where 1,500 feet is required per Table 30.44-1 (a 25% reduction).
2. Reduce the separation from a consumption lounge to an existing nonrestricted gaming property to 705 feet where 1,500 feet is required per Table 30.44-1 (a 53% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4380 Boulder Highway
- Site Acreage: 4.8
- Project Type: Consumption lounge
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 5,584 (proposed consumption lounge)/54,429 (existing cannabis establishment)/60,013 (total building)
- Parking Required/Provided: 240/268

Site Plans

The plans depict an existing 54,429 square foot cannabis establishment and a 5,584 square foot remodel area that is proposed for the consumption lounge in an existing 60,013 square foot building. The existing cannabis establishment includes dispensary, retail, and cultivation and production facilities. Existing parking surrounds the entire perimeter of the building with 268 parking spaces where 240 parking spaces are required. The site is accessible to Boulder Highway by way of 2 existing driveways. An existing 6 foot high masonry wall buffers the single family residential neighborhood to the southwest as well as the commercial properties to the northwest and southeast.

Landscaping

Photos of the existing landscape depict an existing attached sidewalk along Boulder Highway with a landscape buffer consisting of rock and various shrubs with 2 large trees near the east and west property lines. Additional landscape areas with shrubs are located along the building frontage. No changes or additional landscaping is proposed.

Elevations

Photos of the existing elevations depict a building constructed with a tilt-up painted concrete system. The north elevation includes storefront windows. The east and west sides of the building include painted corrugated metal parking canopies. There are several roll-up doors on the south side of the building. No changes to the exterior of the building are proposed.

Floor Plans

The consumption lounge will be located on the second floor of the building which is accessible by stairs or by elevator. The lounge will provide a check-in area, designated smoking area, restrooms, and an open event space, as well as back-of-house space including a kitchen and storage area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the site, owned by Nevada Pure LLC, has been approved for cannabis related uses beginning in 2014 with medical related approvals (UC-0281-14, UC-0283-14), and in 2017 with recreational approval (UC-0376-17). The site continues to operate as a medical and recreational cannabis establishment. The applicant further states that the proposed use is harmonious and compatible with the existing approved uses and the applicant is meeting all conditions for approval, except for the separation requirements which are a subject of a waiver request.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-G376-17 (AR-0133-17)	Application for review for cannabis establishment (retail cannabis store)	Approved by BCC	November 2017

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0775-17	Cannabis establishment (retail cannabis production)	Approved by ZA	July 2017
ADR-0774-17	Cannabis establishment (retail cannabis cultivation)	Approved by ZA	July 2017
UC-0376-17	Cannabis establishment (retail cannabis store)	Approved by BCC	June 2017
WS-0534-16	Waivers to increase wall and logo sign area with design reviews for exterior remodel and signs in conjunction with approved medical cannabis establishment	Approved by BCC	September 2016
UC-0281-14	Medical cannabis establishment (dispensary)	Approved by BCC	June 2014
UC-0283-14	Medical cannabis establishment (production)	Approved by BCC	June 2014
UC-0284-14	Medical cannabis establishment (cultivation)	Approved by BCC	June 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	R-V-P	Recreational vehicle park
East	Corridor Mixed-Use	C-2	RV & marine sales & service business
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
West	Corridor Mixed-Use	H-2	Extended stay motel

STANDARDS FOR APPROVAL:

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

**Analysis
Comprehensive Planning
Use Permit**

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

The applicant submitted a State of Nevada Cannabis Compliance Board approval for a prospective license for a cannabis consumption lounge. A certified separation survey was submitted as required which indicates a school, Mater Academy, at 3445 S. Mountain Vista Street, is located within 1,124 feet from the proposed establishment. The survey also indicates

nonrestricted gaming property, Arizona Charlie's at 4575 Boulder Highway, is located within 705 feet of the proposed establishment. Both are the subject of a waiver request. There are no community facilities as defined by NRS 453A.322 located within 1,500 feet. The crime report indicates that within a 1 mile radius of the site, 249 crime reports were filed by Metro in the approximately 60 days prior to the application date. An impaired driver prevention plan was submitted which includes employee training, an alternative transportation plan, including a 24 hour no-tow policy, and signage plan with concurrence from the Office of Traffic Safety.

Building elevations indicate that a professional appearance will be maintained. In consideration of this information, staff can support this request.

Waivers of Development Standards

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

The applicant states that under NRS 678B.250 a consumption lounge must be at least 1,000 feet from a school while Title 30 requires a 1,500 foot separation. The applicant is requesting a waiver to reduce the separation to the minimum distance required under state law. Approval of the reduction for the school to 1,124 feet will still exceed the state minimum separation distance of 1,000 feet. Additionally, a waiver is requested to allow 705 feet to a nonrestricted gaming facility where 1,500 feet is normally required under state law and Title 30. The existing cannabis establishment exist prior to 2019 when the 1,500 foot separation requirement went into effect. Therefore, the consumption lounge is considered exempt from this separation requirement under state law, and approval of the waiver would be in conformance with state law. In consideration of this information, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- A valid Clark County business license must be issued for this establishment within 2 years of approval, or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Department of Air Quality.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and

faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEVADAPURE, LLC

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



CANNABIS ESTABLISHMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION FOR REVIEW (AR) (ORIGINAL APPLICATION #) CANNABIS ESTABLISHMENT <input type="checkbox"/> CULTIVATION FACILITY <input type="checkbox"/> DISPENSARY <input type="checkbox"/> DISTRIBUTOR <input type="checkbox"/> INDEPENDENT TESTING LABORATORY <input type="checkbox"/> PRODUCTION FACILITY <input type="checkbox"/> RETAIL CANNABIS STORE	STAFF	APP. NUMBER: <u>UC 23-0976</u> DATE FILED: <u>10/21/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>8/8/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/6/23</u> FEE: <u>\$1150</u>	
		PROPERTY OWNER	NAME: <u>4380 Boulder, LLC</u> ADDRESS: <u>1113 Pine Island Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-245-1229</u> CELL: <u>702-245-1229</u> E-MAIL: <u>stashek2@gmail.com</u>
		APPLICANT	NAME: <u>NevadaPURE LLC</u> ADDRESS: <u>4380 Boulder Hwy</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-444-4859</u> CELL: _____ E-MAIL: <u>mgardiner@goshango.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Kaempfer Crowell -- Jennifer Lazovich</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 161-17-207-003

PROPERTY ADDRESS and/or CROSS STREETS: 4380 Boulder Highway

PROJECT DESCRIPTION: Proposed consumption lounge

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

Property Owner (Signature)* Robert Michael Brandy Property Owner (Print) Robert Michael Brandy

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON April 21, 2023 (DATE)
 By Robert Michael Brandy
 NOTARY PUBLIC: Neil Drew

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

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

KAEMPFER

CROWELL

MISHA K. RAY
mray@kcnvlaw.com
D: 702.792.7000

June 16, 2023

VIA ELECTRONIC UPLOAD

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

*Re: Justification Letter – Special Use Permit for Consumption Lounge, and
Waivers of Development Standards
Nevada Pure
APN: 161-17-201-003*

To Whom It May Concern:

Please be advised this office represents Nevada Pure LLC (the “Applicant”) in the above-referenced matter. The project is located along Boulder Highway, north of East Twain Avenue, more particularly described as Assessor’s Parcel Number (APN) 161-17-201-003 (“Site”). The Site is zoned M-D. The Applicant is proposing a consumption lounge within an existing dispensary, as well as a related waiver of development standards.

SPECIAL USE PERMIT

The Site has been approved for cannabis-related uses beginning in 2014 with medical-related approvals (UC-0281-14, UC-0283-14), and in 2017 with recreational approval (UC-0376-17). The Site continues to operate as a medical and recreational cannabis establishment. The Applicant proposes to remodel the existing building to incorporate a consumption lounge of approximately 5,584 square feet. The Site is zoned M-D, which requires a special use permit for the proposed use.

The building and landscaping are existing, and are not proposed to be revised. Only interior changes are proposed, with guests entering on the first floor and visiting the consumption lounge on the second floor. The lounge is proposed to provide a check-in area, designated smoking area, and open space, as well as back-of-house space to include kitchen and storage area. The Site exceeds parking requirements, providing 268 parking spaces where 240 parking spaces are required. The proposed use is harmonious and compatible with the existing approved uses on the Site, and the Applicant is meeting all conditions for approval, except as discussed below.

WAIVER OF DEVELOPMENT STANDARDS

In Clark County, a consumption lounge is subject to greater distance separation requirements than state law permits for schools. As a result, the Applicant requests a waiver to reduce the separation to the minimum distance allowed under state law. Under NRS 678B.250, a

consumption lounge must be 1,000 feet from a school, where Clark County requires a 1,500 feet separation from a school and 1,500 feet from a non-restricted gaming property. As shown on the submitted radius survey, the Applicant is located 1,124 feet from an existing school, and 705 feet from an existing non-restricted gaming property.

The Applicant had an existing cannabis establishment prior to the 1,500 feet distance requirement that went into effect in 2019, and is “grandfathered” in, meaning that it is exempt from the 1,500 distance separation from a non-restricted gaming property. Under NRS 678B.322(2)(a), “[t]he location of a proposed retail cannabis consumption lounge: [e]xcept as otherwise provided in paragraph (b) [of NRS 678B.322], is not subject to the restrictions set forth in sub-subparagraph (II) of subparagraph (2) of paragraph (a) of subsection 3 of NRS 678B.250 so long as the adult-use cannabis retail store to which the proposed retail cannabis consumption lounge is to be attached or immediately adjacent was in compliance with such requirements at the time it was issued an adult-use cannabis establishment license”. “[T]he time [the adult-use cannabis retail store] was issued an adult-use cannabis establishment license” is interpreted to mean the time frame referenced in NRS 678B.250(3)(a)(2)(II). NRS 678B.322(2)(a); NCCR 5.040(3)(e)(1)

The Applicant is in good standing and has been operating under its currently-approved uses since the school was constructed, and therefore, the Applicant respectfully requests consideration of this waiver to reduce the distance separation to what state law allows.

Thank you in advance for your consideration of this project, and please do not hesitate to contact this office with any questions.

Sincerely,

KAEMPFER CROWELL



Misha K. Ray

MKR/

09/06/23 BCC AGENDA SHEET

CANNABIS PRODUCTION/CULTIVATION FACILITY
(TITLE 30)

WYNN RD/TOMPKINS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-23-400108 (WS-21-0013)-3950, LLC:

WAIVER OF CONDITIONS of a waiver of development standards requiring a drainage study and compliance in conjunction with an approved cannabis establishment (cultivation & production facility) on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/dd/syp (For possible action)

RELATED INFORMATION:

APN:

162-19-702-015 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3950 W. Tompkins Avenue
- Site Acreage: 4.9 (portion)
- Project Type: Cannabis cultivation & production facility
- Number of Stories: 1
- Building Height: 14 feet, 8 inches
- Square Feet: 20,340
- Parking Required/Provided: 36/175

History & Request

The following 3 applications were originally approved in conjunction with the cannabis production and cultivation facility: UC-21-0011, UC-21-0012, and WS-21-0013, and all were approved by the Board of County Commissioners in March of 2021. UC-21-0011 was for cannabis cultivation, UC-21-0012 was for cannabis production, and WS-21-0013 was for parking lot landscaping, mechanical equipment screening, throat depth, and several other waivers. Additionally, WS-21-0013 included a design review for the building that was to house the cannabis establishment. All three applications were granted extensions of time (ET-23-

400038 (UC-21-0011), ET-23-400039 (UC-21-0012), and ET-23-400040 (WS-21-0013)) in June of 2023 by the Board of County Commissioners. With this application (and related applications WC-23-400109 (UC-21-0011) and WC-23-400110 (UC-21-0012)), the applicants are requesting to waive the Public Works condition of a required drainage study.

Site Plan

The previously approved site plan depicts a developed industrial parcel which consists of an existing transportation service establishment. The existing transportation service establishment was approved via ZC-1614-05, when the parcel was reclassified to M-1 zoning. There are 2 existing buildings on-site, the first being an office located on the southwest corner of the parcel, and the second building located immediately to the east (large modular building with bay doors which face north). Today, the provided parking is located along the east, south, and north property lines, a portion of the northwest corner, and centrally located parking spaces (north of the existing buildings). Access to the site is via an existing driveway at the northern end of the cul-de-sac bulb of Tompkins Avenue. Lastly, there is an existing propane fill-up structure on the east half of the site adjacent to centrally located parking spaces.

The previously approved site plan shows a building to be constructed on the northwest corner of the site, set back 10 feet from the north property line, 64 feet from the west property line, 165 feet from the south property line, and 280 feet from the east property line. The site plan also displays a loading zone on the northwest corner of the proposed facility, a sliding security gate and the main entrance located on the west side of the building. A proposed 10 foot wide walkway is to be constructed around the entire facility, with a 10 foot high security fence along the east, south, and west sides of the building.

Parking will remain along the west property line and extend to the northwestern most corner of the parcel. Twenty-one parking spaces along the north property line and parking spaces north of the existing office building will be eliminated to accommodate the proposed facility. Twenty-two parking spaces will remain along the north property line and additional parking will be added to the southeast corner of the proposed facility. The required parking for the entire site is 36 parking spaces where 175 parking spaces are provided.

The applicant originally requested to waive parking lot landscaping, a pedestrian walkway, mechanical equipment screening for freezer condensing units, and for the existing driveway geometrics to remain the same.

Landscaping

There were no proposed changes to the existing landscaping with the previously approved application. The applicant originally requested to waive any required parking lot landscaping to meet today's standards.

Elevations

The previously approved elevation plan depicts a single story building with an overall height of 14 feet, 8 inches. The exterior finishes include white colored stucco walls, and doors to be affixed on the south, east, and west facing elevations.

Floor Plans

The previously approved floor plan for the building includes a cultivation area of the facility with an overall area of 10,980 square feet, a production portion of the facility with an overall area of 6,480 square feet, and an administrative area, breakroom, and other miscellaneous areas with a total overall area of 2,880 square feet. The proposed building has a total overall area of 20,340 square feet.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400040 (WS-21-0013):

Comprehensive Planning

- Until March 3, 2025 to commence.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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 that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for WS-21-0013:

Current Planning

- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application;

a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Reconstruct driveway as a commercial pan driveway per Uniform Standard Drawings 222.1 and 224 or provide a 5 foot wide concrete sidewalk behind the existing driveway for compliance with the Americans with Disabilities Act.
- Applicant is advised that off-site improvement permits may be required.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0014-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that changes in engineers have slowed the drainage study process, and that waivers of conditions for the drainage study have been previously requested but were never completed. Additionally, the applicant stated that adjacent property owners did not want to work with them on any alternatives to the required drainage study.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400040 (WS-21-0013)	First extension of time for a waiver for the parking lot landscaping, pedestrian walkway, mechanical equipment screening, reduced throat depth, and driveway geometrics, and design review for a proposed cannabis establishment building on a portion	Approved by BCC	June 2023
ET-23-400039 (UC-21-0012)	First extension of time for a use permit for a proposed cannabis establishment (production facility)	Approved by BCC	June 2023
ET-23-400038 (UC-21-0011)	First extension of time for use permit for a proposed cannabis establishment (cultivation facility)	Approved by BCC	June 2023

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0013	Waiver for parking lot landscaping, mechanical equipment screening, throat depth, and a design review for a proposed cannabis establishment building	Approved by BCC	March 2021
UC-21-0012	Cannabis establishment (production facility)	Approved by BCC	March 2021
UC-21-0011	Cannabis establishment (cultivation facility)	Approved by BCC	March 2021
ZC-1614-05	Reclassified the site from M-1 and M-2 zoning to M-1 zoning for a transportation service business, a waiver for alternative design standards for the office building, and a design review for a modular office building for the transportation service business	Approved by BCC	November 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business Employment	M-1	Industrial, office warehouse, & outside storage
East	Entertainment Mixed-Use	M-1	Union Pacific Railroad & Office warehouse
West	Business Employment	M-1	Vehicle repair

Related Applications

Application Number	Request
WC-23-400110 (UC-21-0012)	Waiver of conditions for drainage study and compliance is a companion item on this agenda.
WC-23-400109 (UC-21-0011)	Waiver of conditions for drainage study and compliance 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 request to not perform a drainage study. The site is already graded and the proposed improvements do not impact the current drainage.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JDW NEVADA, INC.

CONTACT: LUCY STEWART, LAS CONSULTING, 520 S. FOURTH STREET, LAS VEGAS, NV 89101



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

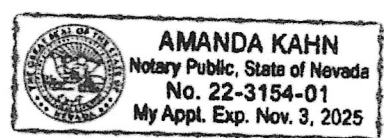
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) WS21-0013 (OBJECTIVE APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (OBJECTIVE APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (OBJECTIVE APPLICATION #)	STAFF APP. NUMBER: <u>WC-23-400108</u> DATE FILED: <u>7/10/23</u> PLANNER ASSIGNED: <u>JP</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>8/08/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/06/23</u> FEE: <u>\$475</u>
	PROPERTY OWNER NAME: <u>3950 L L C c/o J. Jimmerson</u> ADDRESS: <u>415 S 6TH ST # 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>iake@loscannaglobal.com</u>
	APPLICANT NAME: <u>JDW Nevada, LLC</u> ADDRESS: <u>717 S Brevard Ave</u> CITY: <u>Tampa</u> STATE: <u>FL</u> ZIP: <u>33606</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>iake@loscannaglob</u> REF CONTACT ID #: <u>207840</u>
CORRESPONDENT NAME: <u>Jav Brown-Brown, Brown, & Premisrirut</u> ADDRESS: <u>520 S 4th St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: _____ CELL: <u>702-275-8888</u> E-MAIL: <u>stewplan@gmail.CO</u> REF CONTACT ID #: <u>165577</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-19-702-015
 PROPERTY ADDRESS and/or CROSS STREETS: 3950 Tomkins
 PROJECT DESCRIPTION: Waivers of conditions-requirement for a drainage study -DRAWS

(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)* James J. Jimmerson Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 7/3/2023 (DATE)
 By James J. Jimmerson
 NOTARY PUBLIC: Amanda Kahn



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

14

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

WC-23-460108

July 10, 2023

PLANNER
COPY

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

RE: Waiver of Conditions Design Review Cultivation & Production WS 21-0013

Dear Mr. DeLorenzo:

Please accept this letter as our request for a waiver of conditions for the design review/waivers of development standards to relocate our cultivation & production facilities from 3121A Sammy Davis Jr. Drive to 3950 Tompkins Avenue. Two companion waiver applications for cultivation and production use permits are submitted with this application. The site is 4.87 acres located on the north side of Tompkins Avenue, 300 + feet east of Wynn Road. There are two existing structures, and the site was originally developed in 1979. The 5400 square foot building is an office, and the larger building is an existing garage. Both buildings have metal siding with stucco on a portion of the office building. Wall mounted lights along the north and south faces of the existing building elevations provide lighting for the site. The property is zoned Light Manufacturing (M-1) and the Planned Land Use is IND - Industrial - Paradise Land Use Guide. The surrounding zoning and land uses are industrial. There is a railroad adjacent to the site along the eastern boundary.

When the project was originally approved, a condition for a drainage study was required. The previous civil engineer filed for a waiver of conditions so the applicant could use the existing conditions and move forward with their building permits. The application was reviewed, and an invoice sent to the engineer, who never did anything with it and the application expired. The applicant had to hire a new engineer. They met with public works regarding an alternative to the drainage study,

who indicated they needed to work with the adjacent property owner regarding curbing. The adjacent property owner did not want to work with them, so they came up with an alternative. They now need a waiver for the drainage study.

We respectfully request approval of this waiver of condition for a drainage study. Please contact me with any questions you may have.

Yours truly,

Lucy Stewart

Lucy Stewart

09/06/23 BCC AGENDA SHEET

CANNABIS CULTIVATION FACILITY
(TITLE 30)

WYNN RD/TOMPKINS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-23-400109 (UC-21-0011)-3950, LLC:

WAIVER OF CONDITIONS of a use permit condition requiring a drainage study and compliance in conjunction with an approved cannabis establishment (cultivation facility) on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/dd/syp (For possible action)

RELATED INFORMATION:

APN:

162-19-702-015 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3950 W. Tompkins Avenue
- Site Acreage: 4.9 (portion)
- Project Type: Cannabis cultivation facility
- Number of Stories: 1
- Building Height: 14 feet, 8 inches
- Square Feet: 20,340
- Parking Required/Provided: 36/175

History & Request

The following three applications were originally approved in conjunction with the cannabis production and cultivation facility: UC-21-0011, UC-21-0012, and WS-21-0013, and all were approved by the Board of County Commissioners in March of 2021. UC-21-0011 was for cannabis cultivation, UC-21-0012 was for cannabis production, and WS-21-0013 was for parking lot landscaping, mechanical equipment screening, throat depth, and several other waivers. Additionally, WS-21-0013 included a design review for the building that was to house the cannabis establishment. All three applications were granted extensions of time (ET-23-

400038 (UC-21-0011), ET-23-400039 (UC-21-0012), and ET-23-400040 (WS-21-0013)) in June of 2023 by the Board of County Commissioners. With this application (and related applications WC-23-400108 (WS-21-0013 and WC-23-400110 (UC-21-0012)), the applicants are requesting to waive the Public Works condition of a required drainage study.

Site Plan

The previously approved site plan depicts a developed industrial parcel which consists of an existing transportation service establishment. The existing transportation service establishment was approved via ZC-1614-05, when the parcel was reclassified to M-1 zoning. There are 2 existing buildings on-site, the first being an office located on the southwest corner of the parcel, and the second building located immediately to the east (large modular building with bay doors which face north). Today, the provided parking is located along the east, south, and north property lines, a portion of the northwest corner, and centrally located parking spaces (north of the existing buildings). Access to the site is via an existing driveway at the northern end of the cul-de-sac bulb of Tompkins Avenue. Lastly, there is an existing propane fill-up structure on the east half of the site adjacent to centrally located parking spaces.

The previously approved site plan shows a building to be constructed on the northwest corner of the site, set back 10 feet from the north property line, 64 feet from the west property line, 165 feet from the south property line, and 280 feet from the east property line. The site plan also displays a loading zone on the northwest corner of the proposed facility, a sliding security gate and the main entrance located on the west side of the building. A proposed 10 foot wide walkway is to be constructed around the entire facility, with a 10 foot high security fence along the east, south, and west sides of the building.

Parking will remain along the west property line and extend to the northwestern most corner of the parcel. Twenty-one parking spaces along the north property line and parking spaces north of the existing office building will be eliminated to accommodate the proposed facility. Twenty-two parking spaces will remain along the north property line and additional parking will be added to the southeast corner of the proposed facility. The required parking for the entire site is 36 parking spaces where 175 parking spaces are provided.

Landscaping

There were no proposed changes to the existing landscaping with the previously approved application.

Elevations

The previously approved elevation plan depicts a single story building with an overall height of 14 feet, 8 inches. The exterior finishes include white colored stucco walls, and doors to be affixed on the south, east, and west facing elevations.

Floor Plans

The previously approved floor plan for the proposed building includes a cultivation area of the facility with an overall area of 10,980 square feet, a production portion of the facility with an overall area of 6,480 square feet, and an administrative area, breakroom, and other miscellaneous

areas with a total overall area of 2,880 square feet. The proposed building has a total overall area of 20,340 square feet.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400038 (UC-21-0011):

Comprehensive Planning

- Until March 3, 2025 to obtain a valid Clark County Business License for a cannabis cultivation facility.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-21-0011:

Current Planning

- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;

- Traffic study and compliance;
- Reconstruct driveway as a commercial pan driveway per Uniform Standard Drawings 222.1 and 224 or provide a 5 foot wide concrete sidewalk behind the existing driveway for compliance with the Americans with Disabilities Act.
- Applicant is advised that off-site improvement permits may be required.

Building Department - Fire Prevention

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

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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 #0014-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that changes in engineers have slowed the drainage study process, and that waivers of conditions for the drainage study have been previously requested but were never completed. Additionally, the applicant stated that adjacent property owners did not want to work with them on any alternatives to the required drainage study.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400040 (WS-21-0013)	First extension of time for a waiver for the parking lot landscaping, pedestrian walkway, mechanical equipment screening, reduced throat depth, and driveway geometrics, and design review for a proposed cannabis establishment building on a portion	Approved by BCC	June 2023
ET-23-400039 (UC-21-0012)	First extension of time for a use permit for a proposed cannabis establishment (production facility)	Approved by BCC	June 2023
ET-23-400038 (UC-21-0011)	First extension of time for a use permit for a proposed cannabis establishment (cultivation facility)	Approved by BCC	June 2023

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0013	Waiver for parking lot landscaping, mechanical equipment screening, throat depth, and a design review for a proposed cannabis establishment building	Approved by BCC	March 2021
UC-21-0012	Cannabis establishment (production facility)	Approved by BCC	March 2021
UC-21-0011	Cannabis establishment (cultivation facility)	Approved by BCC	March 2021
ZC-1614-05	Reclassified the site from M-1 and M-2 zoning to M-1 zoning for a transportation service business, a waiver for alternative design standards for the office building, and a design review for a modular office building for the transportation service business	Approved by BCC	November 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business Employment	M-1	Industrial, office warehouse, & outside storage
East	Entertainment Mixed-Use	M-1	Union Pacific Railroad & Office warehouse
West	Business Employment	M-1	Vehicle repair

Related Applications

Application Number	Request
WC-23-400110 (UC-21-0012)	Waiver of conditions for drainage study and compliance is a companion item on this agenda.
WC-23-400108 (WS-21-0013)	Waiver of conditions for drainage study and compliance 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 request to not perform a drainage study. The site is already graded and the proposed improvements do not impact the current drainage.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JDW NEVADA INC.

CONTACT: LUCY STEWART, LAS CONSULTING, 520 FOURTH STREET, LAS VEGAS, NV 89101



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- TEXT AMENDMENT (TA)
- ZONE CHANGE (ZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
UC 21-0011
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
(ORIGINAL APPLICATION #)

STAFF

APP. NUMBER: WC-23-400109 DATE FILED: 07/10/2023
 PLANNER ASSIGNED: _____
 TAB/CAC: Paradise TAB/CAC DATE: 08/08/2023
 PC MEETING DATE: _____
 BCC MEETING DATE: 09/06/2023
 FEE: \$475

PROPERTY OWNER

NAME: 3950 L L C c/o J. Jimmerson
 ADDRESS: 415 S 6TH ST # 100
 CITY: Las Vegas STATE: NV ZIP: 89101
 TELEPHONE: _____ CELL: _____
 E-MAIL: iake@loscannaglobal.com

APPLICANT

NAME: JDW Nevada, LLC
 ADDRESS: 717 S Brevard Ave
 CITY: Tampa STATE: FL ZIP: 33606
 TELEPHONE: _____ CELL: _____
 E-MAIL: iake@loscannaglob REF CONTACT ID #: 207840

CORRESPONDENT

NAME: Jay Brown-Brown, Brown, & Premisrirut
 ADDRESS: 520 S 4th St.
 CITY: Las Vegas STATE: NV ZIP: 89101
 TELEPHONE: _____ CELL: 702-275-8888
 E-MAIL: stewplan@gmail.co REF CONTACT ID #: 165577

ASSESSOR'S PARCEL NUMBER(S): 162-19-702-015
 PROPERTY ADDRESS and/or CROSS STREETS: 3950 Tomkins

PROJECT DESCRIPTION: Waivers -requirement for a drainage study-cultivation

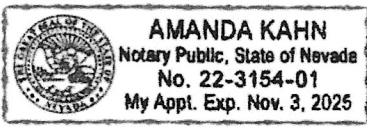
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Property Owner (Signature)* [Signature] Property Owner (Print) James J. Jimmerson

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7/3/2023 (DATE)
 By James J. Jimmerson

NOTARY PUBLIC: Amanda Kahn



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

WVC-23-2100109

(JL)

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

July 10, 2023

PLANNER
COPY

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

RE: Waiver of condition- Use Permit- Cultivation UC-21-0011

Dear Sir or Madam:

Please accept this letter as a waiver of condition for a drainage study for a use permit for a cultivation facility from 3121A Sammy Davis Jr. Drive to 3950 Tompkins Avenue. The site is 4.87 acres located on the north side of Tompkins Avenue, 300 + feet east of Wynn Road. The site has existing structures on the site and a new, prefabricated building (extreme cubes). Companion waiver applications for the production facility and design review are submitted with this application. A total of 25 employees are expected to be employed in both facilities-cultivation and production.

When the project was originally approved, a condition for a drainage study was required. The previous civil engineer filed for a waiver of conditions so the applicant could use the existing conditions and move forward with their building permits. The application was reviewed, and an invoice sent to the engineer, who never did anything with it and the application expired. The applicant had to hire a new engineer. They met with public works regarding an alternative to the drainage study, who indicated they needed to work with the adjacent property owner regarding curbing. The adjacent property owner did not want to work with them, so they came up with an alternative. They now need a waiver for the drainage study.

We respectfully request approval of this waiver of condition for a drainage study. Please contact me with any questions you may have.

Yours truly,

Lucy Stewart

Lucy Stewart

09/06/23 BCC AGENDA SHEET

CANNABIS PRODUCTION FACILITY
(TITLE 30)

WYNN RD/TOMPKINS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-23-400110 (UC-21-0012)-3950, LLC:

WAIVER OF CONDITIONS of a use permit requiring a drainage study and compliance in conjunction with an approved cannabis establishment (production facility) on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/dd/syp (For possible action)

RELATED INFORMATION:

APN:

162-19-702-015 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT
WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3950 W. Tompkins Avenue
- Site Acreage: 4.9 (portion)
- Project Type: Cannabis production facility
- Number of Stories: 1
- Building Height: 14 feet, 8 inches
- Square Feet: 20,340
- Parking Required/Provided: 36/175

History & Request

The following 3 applications were originally approved in conjunction with the cannabis production and cultivation facility: UC-21-0011, UC-21-0012, and WS-21-0013, and all were approved by the Board of County Commissioners in March of 2021. UC-21-0011 was for cannabis cultivation, UC-21-0012 was for cannabis production, and WS-21-0013 was for parking lot landscaping, mechanical equipment screening, throat depth, and several other waivers. Additionally, WS-21-0013 included a design review for the building that was to house the cannabis establishment. All three applications were granted extensions of time (ET-23-

400038 (UC-21-0011), ET-23-400039 (UC-21-0012), and ET-23-400040 (WS-21-0013)) in June of 2023 by the Board of County Commissioners. With this application (and related applications WC-23-400108 (WS-21-0013) and WC-23-400009 (UC-21-0011)), the applicants are requesting to waive the Public Works condition of a required drainage study.

Site Plan

The previously approved site plan depicts a developed industrial parcel which consists of an existing transportation service establishment. The existing transportation service establishment was approved via ZC-1614-05, when the parcel was reclassified to M-1 zoning. There are 2 existing buildings on-site, the first being an office located on the southwest corner of the parcel, and the second building located immediately to the east (large modular building with bay doors which face north). Today, the provided parking is located along the east, south, and north property lines, a portion of the northwest corner, and centrally located parking spaces (north of the existing buildings). Access to the site is via an existing driveway at the northern end of the cul-de-sac bulb of Tompkins Avenue. Lastly, there is an existing propane fill-up structure on the east half of the site adjacent to centrally located parking spaces.

The previously approved site plan shows a building to be constructed on the northwest corner of the site, set back 10 feet from the north property line, 64 feet from the west property line, 165 feet from the south property line, and 280 feet from the east property line. The site plan also displays a loading zone on the northwest corner of the proposed facility, a sliding security gate and the main entrance located on the west side of the building. A proposed 10 foot wide walkway is to be constructed around the entire facility, with a 10 foot high security fence along the east, south, and west sides of the building.

Parking will remain along the west property line and extend to the northwestern most corner of the parcel. Twenty-one parking spaces along the north property line and parking spaces north of the existing office building will be eliminated to accommodate the proposed facility. Twenty-two parking spaces will remain along the north property line and additional parking will be added to the southeast corner of the proposed facility. The required parking for the entire site is 36 parking spaces where 175 parking spaces are provided.

Landscaping

There were no proposed changes to the existing landscaping with the previously approved application.

Elevations

The previously approved elevation plan depicts a single story building with an overall height of 14 feet, 8 inches. The exterior finishes include white colored stucco walls, and doors to be affixed on the south, east, and west facing elevations.

Floor Plans

The previously approved floor plan for the proposed building includes a cultivation area of the facility with an overall area of 10,980 square feet, a production portion of the facility with an overall area of 6,480 square feet, and an administrative area, breakroom, and other miscellaneous

areas with a total overall area of 2,880 square feet. The proposed building has a total overall area of 20,340 square feet.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400039 (UC-21-0012):

Comprehensive Planning

- Until March 3, 2025 to obtain a valid Clark County Business License for a cannabis production facility.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-21-0012:

Current Planning

- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Reconstruct driveway as a commercial pan driveway per Uniform Standard Drawings 222.1 and 224 or provide a 5 foot wide concrete sidewalk behind the existing driveway for compliance with the Americans with Disabilities Act.
- Applicant is advised that off-site improvement permits may be required.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0014-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that changes in engineers have slowed the drainage study process, and that waivers of conditions for the drainage study have been previously requested but were never completed. Additionally, the applicant stated that adjacent property owners did not want to work with them on any alternatives to the required drainage study.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400040 (WS-21-0013)	First extension of time for a waiver for the parking lot landscaping, pedestrian walkway, mechanical equipment screening, reduced throat depth, and driveway geometrics, and design review for a proposed cannabis establishment building on a portion	Approved by BCC	June 2023
ET-23-400039 (UC-21-0012)	First extension of time for a use permit for a proposed cannabis establishment (production facility)	Approved by BCC	June 2023
ET-23-400038 (UC-21-0011)	First extension of time for a use permit for a proposed cannabis establishment (cultivation facility)	Approved by BCC	June 2023
WS-21-0013	Waiver for parking lot landscaping, mechanical equipment screening, throat depth, and a design review for a proposed cannabis establishment building	Approved by BCC	March 2021

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0012	Cannabis establishment (production facility)	Approved by BCC	March 2021
UC-21-0011	Cannabis establishment (cultivation facility)	Approved by BCC	March 2021
ZC-1614-05	Reclassified the site from M-1 and M-2 zoning to M-1 zoning for a transportation service business, waiver for alternative design standards for the office building, and a design review for a modular office building for the transportation service business	Approved by BCC	November 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business Employment	M-1	Industrial, office warehouse, & outside storage
East	Entertainment Mixed-Use	M-1	Union Pacific Railroad & Office warehouse
West	Business Employment	M-1	Vehicle repair

Related Applications

Application Number	Request
WC-23-400108 (WS-21-0013)	Waiver of conditions for drainage study and compliance is a companion item on this agenda.
WC-23-400109 (UC-21-0011)	Waiver of conditions for drainage study and compliance 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 request to not perform a drainage study. The site is already graded and the proposed improvements do not impact the current drainage.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

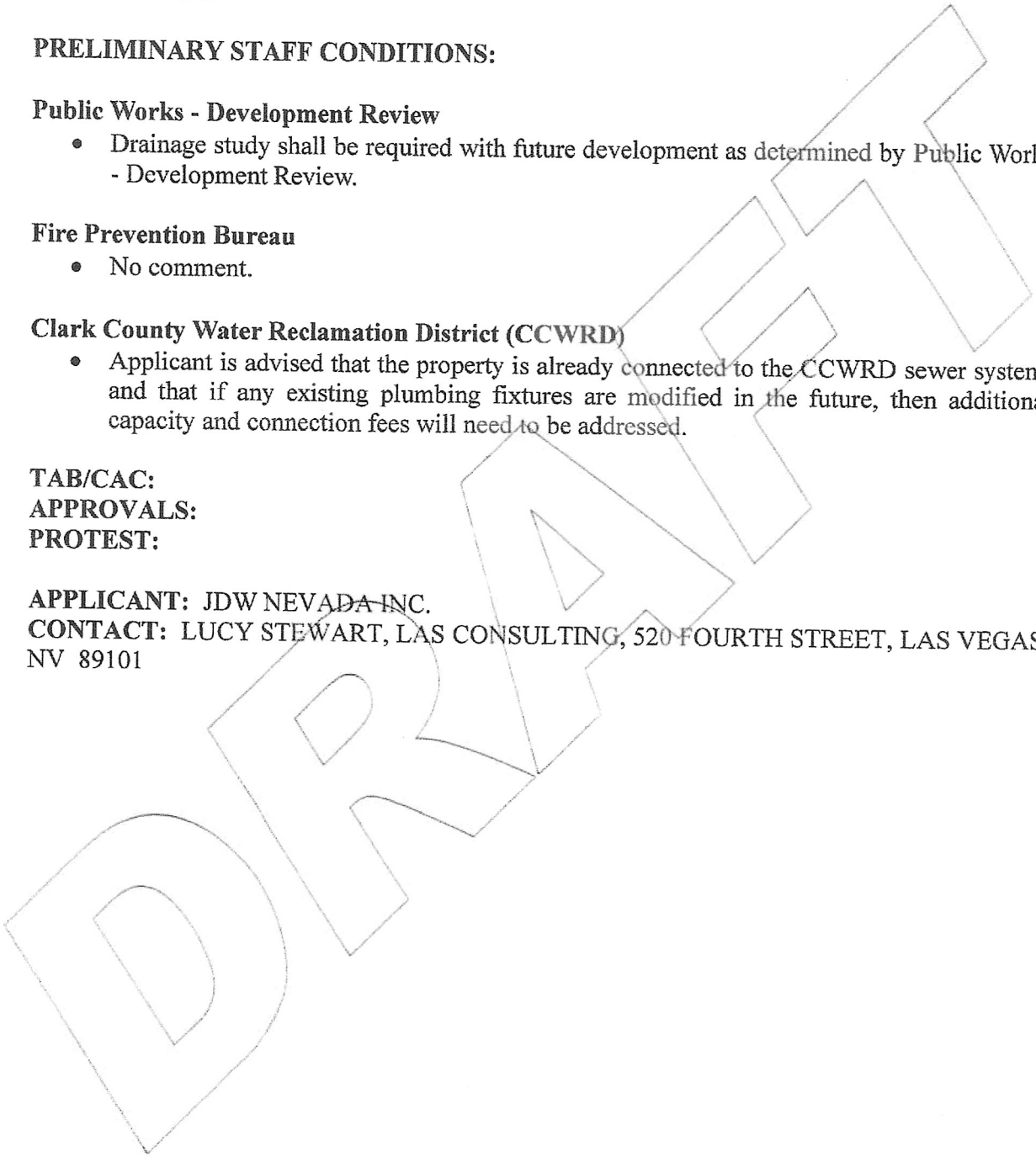
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JDW NEVADA INC.

CONTACT: LUCY STEWART, LAS CONSULTING, 520 FOURTH STREET, LAS VEGAS, NV 89101





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>UC-21-0012</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>WC-23-400110</u> DATE FILED: <u>07/10/2023</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>08/09/2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>09/06/2023</u> FEE: <u>\$475</u>
	PROPERTY OWNER	NAME: <u>3950 L L C c/o J. Jimmerson</u> ADDRESS: <u>415 S 6TH ST # 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>iake@loscannadlobal.com</u>
	APPLICANT	NAME: <u>JDW Nevada. LLC</u> ADDRESS: <u>717 S Brevard Ave</u> CITY: <u>Tampa</u> STATE: <u>FL</u> ZIP: <u>33606</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>iake@loscannadlob</u> REF CONTACT ID #: <u>207840</u>
	CORRESPONDENT	NAME: <u>Jay Brown-Brown, Brown, & Premisrirut</u> ADDRESS: <u>520 S 4th St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: _____ CELL: <u>702-275-8888</u> E-MAIL: <u>stewplan@gmail.CO</u> REF CONTACT ID #: <u>165577</u>

ASSESSOR'S PARCEL NUMBER(S): 162-19-702-015
 PROPERTY ADDRESS and/or CROSS STREETS: 3950 Tomkins
 PROJECT DESCRIPTION: Waivers -requirement for a drainage study-Production

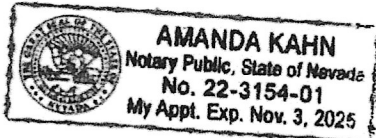
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Property Owner (Signature)* [Signature] Property Owner (Print) James J. Jimmerson

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7/3/2023 (DATE)

By James J. Jimmerson
 NOTARY PUBLIC: Amanda Kahn



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

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

PLANNER
COPY

July 10, 2023

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

RE: Waiver of condition- Use Permit- Production UC-21-0012

Dear Sir or Madam:

Please accept this letter as our request for a waiver of conditions for a drainage study for a production facility from 3121A Sammy Davis Jr. Drive to 3950 Tompkins Avenue. The site is 4.87 acres located on the north side of Tompkins Avenue, 300 + feet east of Wynn Road. The site has existing structures on the site and a new, prefabricated building (extreme cubes). Companion waiver applications for the cultivation facility and design review are submitted with this application. The production portion of the facility is 6480 square feet. A total of 25 employees are expected to be employed in both facilities. Cultivation and Production are separately sealed portions of the building and are divided as follows: Cultivation only: 10980 sq. ft. Production only: 6480 sq. ft. Combined Admin/break room/etc: 2880 sq. ft. If divided the common areas up evenly (as both sides of the building will be using this area in the facility equally) 12420 sq. ft. for Cultivation Combined; and 7920 sq. ft. for Production.

When the project was originally approved, a condition for a drainage study was required. The previous civil engineer filed for a waiver of conditions so the applicant could use the existing conditions and move forward with their building permits. The application was reviewed, and an invoice sent to the engineer, who never did anything with it and the application expired. The applicant had to hire a

09/06/23 BCC AGENDA SHEET

MINI-WAREHOUSE
(TITLE 30)

TROPICANA AVE/NELLIS BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0394-BARTSAS MARY 8, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) reduce driveway throat depth.

DESIGN REVIEW for a proposed mini-warehouse on 1.0 acre in conjunction with a previously approved mixed-use development in a C-2 (General Commercial) Zone.

Generally located on the south side of Tropicana Avenue, 245 west of Nellis Boulevard within Paradise. JG/jor/syp (For possible action)

RELATED INFORMATION:

APN:
161-29-522-001, 161-29-522-002, & 161-29-503-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase combined screen wall/retaining wall height up to 11.5 feet high (3.5 foot retaining wall/8 foot screen wall) where a maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Section 30.64.050 (a 28% increase).
2. Reduce the driveway throat depth to 15 feet where 75 feet is the minimum required per Uniform Standard Drawing 222.1 (an 80% reduction).

DESIGN REVIEW:

A proposed mini-warehouse facility.

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: None
- Site Acreage: 1
- Project Type: Proposed mini-warehouse facility
- Number of Stories: 3 stories and a basement level
- Building Height (feet): 35 maximum
- Square Feet: 75,600 (entire building)
- Parking Required/Provided: 5/8

History & Request

The parcel located on the southwest corner of Tropicana Avenue and Nellis Boulevard (2.3 acres for retail use) was reclassified from R-2 zoning to C-2 zoning via ZC-2003-97. The southeast corner of Tropicana Avenue and San Anselmo Street (2.5 acres) was reclassified from R-2 zoning to C-2 zoning via ZC-0613-99. The remaining R-2 and R-E zoned parcels in between and south of the newly rezoned C-2 parcels (APN 161-29-503-007 and APN 161-29-503-008) became a part of ZC-1042-00. Records indicate that ZC-1042-00 was approved to reclassify 7.4 acres from R-2 and R-E zoning to C-2 zoning for a shopping center; however, this was never constructed. UC-0400-16 was an approved mixed-use development which encompassed parcels south of Tropicana Avenue, west of Nellis Boulevard, east of San Anselmo Street, and north of San Rafael Avenue. The mixed-used development proposed a multiple family residential complex and the commercial components included a new grocery store (Fresh & Easy) at the northeast corner of the development. The notice of final action for UC-0400-16 includes a design review as a public hearing for final plans for Phase 2.

Today, the submitted plans are part of a design review for Phase 2 of the mixed development and the applicant is requesting approval of a proposed mini-warehouse facility. The associated waivers of development standards include increasing the combined screen wall/retaining wall height up to 11.5 feet high (3.5 foot retaining wall/8 foot screen wall) where a maximum wall height of 9 feet (3 foot retaining wall/ 6 foot screen wall) is permitted. The 11.5 foot high east wall is located only at a portion of the southeast corner of the site, this wall has a length of less than 40 linear feet. Lastly, the applicant also requests to reduce the driveway throat depth to 15 feet where 75 feet is the minimum required.

Site Plan

The site plan depicts a square shaped mini-warehouse facility centrally located on a 1 acre parcel. Access to the site is provided via driveways along Tropicana Avenue. The site circulation was designed specifically for vehicles to enter the northwestern gate which leads south along the west side of the mini-warehouse building. In a counterclockwise direction, customers will exit through the northeastern gate. The site plan includes a trash enclosure and pedestrian walkway along the north property line. In addition, 8 parking stalls are provided where 5 parking spaces are required. The applicant is also constructing an 8 foot high CMU block wall along the east and west property lines. There is an existing screen wall (CMU block/wrought iron on top) along the south property line which was constructed with the multiple family residential to the south.

Landscaping

The applicant will demolish the existing attached sidewalk along Tropicana Avenue. The plans show that the applicant will install detached sidewalks with landscaping along the north property line (adjacent to Tropicana Avenue). Plans show that 24 inch box trees, 5 gallon shrubs, and decorative rock will be installed within the landscape areas and the proposed landscape finger islands.

Elevations

The elevation plans show a 3 story mini-warehouse building with an overall height of 35 feet to the top of the parapet roof. The building design also includes a basement level. The building

exterior includes split face CMU block walls for the first level. The second and third floor elevations include different tones of grey paint and an orange accent color. The building elevations also include decorative metal awnings. Lastly, roll-up doors for specific storage units are located along the south, east, and west facing elevations only and the roll-up doors do not face

Floor Plans

The basement floor plan includes 148 storage unit options. The first floor includes 106 storage units and the main office. The second and the third floors include both have 208 storage units each. The unit sizes are as follows: 5 feet by 5 feet, 5 feet by 10 feet, 10 feet by 10 feet, and lastly, 10 feet by 20 feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposed a 3 story building, with basement (4 stories total) for a proposed mini-warehouse facility. The proposed building height is 35 feet to top of parapet. In addition, the proposed project plan is to provide 8 parking spaces which exceeds the required 5 parking spaces. The business operating hours are from 8:00 a.m. to 6:00 p.m., 7 days a week. There will be 2 employees managed by a reputable Self Storage Brand, so continued maintenance of this site and building are intended and assured. For security purposes, the applicant is requesting 8 foot high decorative block walls on the east and west property lines. The walls will match the existing decorative block walls that are currently part of the mixed-use development to the east and south. A short area in the southeast corner of the site will require a retaining wall that is 3.5 feet high. Furthermore, the multi-family project to the south already includes intense landscaping as required per UC-0400-16. In addition, the multiple-family project was constructed at a higher elevation, landscaping on the south property line of the mini-warehouse building would not be seen or effective from the apartments or from Tropicana Avenue. The last waiver for driveway throat depth is for existing driveways along Tropicana Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-400026-17 (UC-0400-16)	Waiver of conditions of a use permit requiring the north facing wall from San Anselmo Street to Nellis Boulevard to be split vertically with half block wall and half wrought-iron in conjunction with a mixed-use development	Approved by BCC	April 2017
VS-0092-17	Vacated a portion of right-of-way being Tropicana Avenue and Nellis Boulevard for detached sidewalks - recorded	Approved by PC	March 2017
TM-500013-17	Mixed-use development	Approved by PC	March 2017

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0024-17	Vacated a portion of right-of-way being San Anselmo Street and San Rafael Avenue for detached sidewalks - recorded	Approved by PC	March 2017
UC-0400-16	A mixed use development which includes a multiple-family residential complex and 2 commercial components	Approved by BCC	August 2016
ZC-1042-00	Reclassified 7.4 acres from R-E and R-2 zoning to C-2 zoning for a 90,000 square foot shopping center	Approved by BCC	August 2000
ZC-0613-99	Reclassified 2.5 acres from R-2 zoning to C-2 zoning for a 7,000 square foot automobile accessory store (northwest corner of the mixed-use development from UC-0400-16)	Approved by BCC	June 1999
ZC-2003-97	Reclassified 2.3 acres (northeast corner of the mixed-use development from UC-0400-16) from R-2 to C-2 zoning for a retail drug store with a drive-thru	Approved by BCC	December 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Shopping center
South	Corridor Mixed-Use	C-2	Multiple family residential complex
East	Corridor Mixed-Use	C-2	Dollar Tree
West	Corridor Mixed-Use	C-2	Family Dollar

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The applicant is requesting to increase a proposed combined screen wall/retaining wall height up to 11.5 feet high (3.5 foot retaining wall/8 foot screen wall) where a maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Section 30.64.050. The proposed

walls are located on the east and west property lines only. There is an existing combined screen wall (CMU block with wrought iron fence on top) along the south property line that was constructed in conjunction with the multiple family residential development to the south. Per the cross-section plans the 11.5 foot high wall is located on the southeast corner of the site only. The length of this wall is less than 40 linear feet. Staff finds that increasing the wall height will not pose a negative impact to the commercial properties to the east and west. Lastly, increasing the wall height also does not create a visual canyon like effect along Tropicana Avenue since the walls are set back approximately 80 feet from the north property line. Staff recommends approval of this request.

Design Review

Staff finds that the proposed mini-warehouse facility is in character with the commercial developments along Tropicana Avenue and Nellis Boulevard. The proposed design is harmonious to the neighborhood and will enhance and complete the streetscape. Furthermore, mini-warehouse establishments provide a less intense business model with an aesthetically pleasing site design. Since staff supports the waiver requests, staff can also support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff can support the request to reduce the throat depth for the driveway for both driveways on Tropicana Avenue. The applicant has reduced the potential conflicts by providing extra landscape planters on the drive aisle to provide drivers more distance before they encounter any conflicting parking spaces. Additionally, the 2 driveways should see equal use, further mitigating potential impacts from the reduced throat depths.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Comply with approved drainage study PW23-13804;
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0238-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

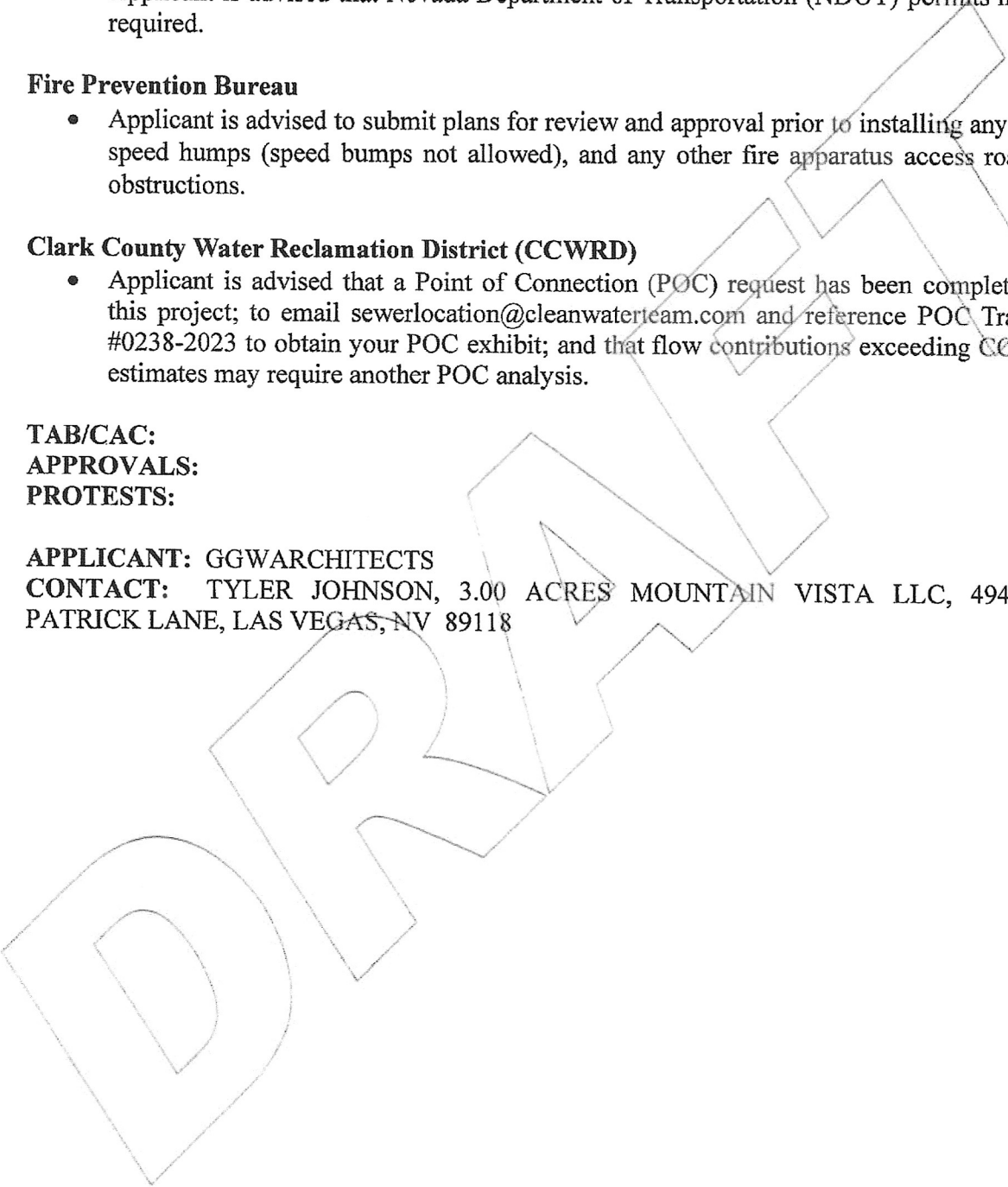
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GGWARCHITECTS

CONTACT: TYLER JOHNSON, 3.00 ACRES MOUNTAIN VISTA LLC, 4945 W. PATRICK LANE, LAS VEGAS, NV 89118





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>MS-23-0394</u> DATE FILED: <u>6/27/23</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>8/8/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/6/23</u> FEE: <u>\$1,150.00</u>
	PROPERTY OWNER NAME: <u>Mary Bartsas 8 LLC</u> ADDRESS: <u>10181 Park Run, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-366-0103</u> CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>GGW Architects</u> ADDRESS: <u>4945 West Patrick Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-534-7888</u> CELL: _____ E-MAIL: <u>twj@psmionline.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Tyler Johnson</u> ADDRESS: <u>4945 West Patrick Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-534-7888</u> CELL: _____ E-MAIL: <u>twj@psmionline.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-29-522-001

PROPERTY ADDRESS and/or CROSS STREETS: Tropicana Ave & Nellis Blvd

PROJECT DESCRIPTION: Mini Storage

(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.

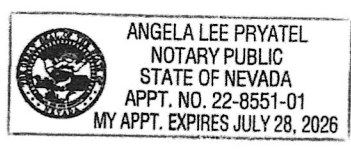
[Signature]
Property Owner (Signature)*

AARON HANSEN
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 13 2023 (DATE)
By Harris Aaron Hansen

NOTARY PUBLIC: Angela Lee Pryatel



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

MEMO 01:

Justification Letter

Project Name: Mini Storage @ Tropicana	Date: 03/09/23	Project #: 16102302.00
Location: Tropicana & Nellis	Page: 1 of 2	Architect Phase: 03

Type: Conference Teleconference Research Report Other: Justification Letter

APN #: 161-29-522-001

Address: Generally located on the Southwest Corner of Tropicana & Nellis Blvd.

Owner: 1.0 Acre @ Tropicana

Application #: APR-23-100307

WS-23-0394

Request: The request is for Site Development Plan Review for a new mini storage project 1.0 Acre @ Tropicana.

PLANNER COPY

Design Review Description:

We are requesting a Site Development Plan Review, Administrative if appropriate, for a new mini storage building project located at the Southwest Corner of Tropicana & Nellis Blvd., (APN 161-29-522-001). This property is zoned C-2 (General Commercial), and the proposed project does not require or request a zone change.

The property is 1.0 acres. We are proposing a three-story building, with basement (4-stories total), at 75,600 total square feet. The attached elevations show the basement outline, along with floor plans for the basement, ground, 2nd & 3rd floors. The proposed building height is 35 feet to top of parapet. In addition, the proposed project plan is to provide 8 parking spaces which exceeds the required 5 spaces.

We are proposing to add a 15' intense landscaping area fronting Tropicana, that includes a detached sidewalk with plants that were selected in the approved master plan and proven to do well locally.

We are requesting business operating hours to be open 8 am – 6 pm, 7 days a week. The planned total number of employees is 2, based on other similar mini storages in the area. The building will be occupied and managed by a reputable Self Storage Brand, so continued maintenance of this site and building are intended and assured.

The application includes the following waivers:

1. For Security purposes, we are requesting the decorative block walls on the east and west property line to be 8'. The Walls will match the existing decorative block walls that are currently part of the mixed-use development to the east and south. The South property line will utilize the existing block wall with iron fencing on top.

Distribution:	Fax:	eMail:	Signed by:
_____	_____	_____	_____
_____	_____	_____	Name: Tyler Johnson
_____	_____	_____	Title: Director of Sales
_____	_____	_____	Last printed: 13-Jun-23 1:50 PM
<input type="checkbox"/> Mail	<input checked="" type="checkbox"/> Please reply		Reviewed By: Gary G. Wilson
<input type="checkbox"/> Deliver	<input type="checkbox"/> No Reply Necessary Unless Exception Taken		<input checked="" type="checkbox"/> Project Files <input type="checkbox"/> H.R.M. Files
<input type="checkbox"/> Fax	<input checked="" type="checkbox"/> Email		<input type="checkbox"/> Account Files <input type="checkbox"/> Other:

Copyright © 2023 GGWStudios

<p>architecture / engineering / site GARY GUY WILSON 4945 West Patrick Lane professional corporation • certified n.c.a.r.b.</p>		<p>planning / interiors ARCHITECTS, PC Las Vegas, Nevada 89118-2858 702.534.7888 www.ggwarchitects.com</p>
---	---	--

17

MEMO 01:

Justification Letter

Project Name: Mini Storage @ Tropicana	Date: 03/09/23	Project #: 16102302.00
Location: Tropicana & Nellis	Page: 2 of 2	Architect Phase: 03

Type: Conference Teleconference Research Report Other: Justification Letter

2. A short area in the South-East corner of the site will require a retaining wall that is 3.5'. The actual distance is shown on the Civil Cross-section plan.
3. Landscaping adjacent to the Multi-Family on South property line. The Multi-Family project already includes Intense Landscaping as stated in UC-0400-16. In addition, the Multi-Family project sits at a higher elevation, landscaping on the south property line of the mini-storage would not be seen or effective from the apartments or from Tropicana Ave.,
4. We are requesting a waiver for the 75' throat depth (15' is provided). Justification for this is that both driveways are existing and serve existing businesses. Also, one of the conditions of the Mixed use development was to maintain vehicular access between the two parcels, we are matching the existing throat depth to maintain that vehicular access.

We are incorporating the comments and conditions of the Mixed Use Development and Commercial Map that was created in 2016 during the development of the Multi-Family project. This includes pedestrian walk ways & vehicular access to the commercial property to the East.

We appreciate your consideration for this application. Thank you.

Distribution:	Fax:	eMail:	Signed by:
_____	_____	_____	_____
_____	_____	_____	Name: Tyler Johnson
_____	_____	_____	Title: Director of Sales
<input type="checkbox"/> Mail	<input checked="" type="checkbox"/> Please reply		Last printed: 13-Jun-23 1:50 PM
<input type="checkbox"/> Deliver	<input type="checkbox"/> No Reply Necessary Unless Exception Taken		Reviewed By: Gary G. Wilson
<input type="checkbox"/> Fax	<input checked="" type="checkbox"/> Email		<input checked="" type="checkbox"/> Project Files <input type="checkbox"/> H.R.M. Files
			<input type="checkbox"/> Account Files <input type="checkbox"/> Other:

Copyright © 2023 GGWStudios

architecture / engineering / site GARY GUY WILSON 4945 West Patrick Lane professional corporation - certified n.c.a.r.b.	AIA	planning / interiors ARCHITECTS, PC Las Vegas, Nevada 89118-2858 702.534.7888 www.ggwarchitects.com
--	------------	---

17

09/06/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

PACIFIC ST/VIKING RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0426-MAKUTA MARZENA & BOWN KEN;

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) waive water connection; 3) waive sanitary sewer service connection; and 4) off-site improvements in conjunction with a residential minor subdivision on 0.5 acres in an R-1 (Single Family Residential) (RNP-III) Zone.

Generally located on the west side of Pacific Street, 185 feet north of Viking Road within Paradise. TS/md/syp (For possible action)

RELATED INFORMATION:

APN:

162-13-301-015; 162-13-301-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping, including the detached sidewalk, along Pacific Street where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.
2. Waive the requirement for public water service connection where required per Sections 30.52.040 and 30.52.100.
3. Waive the requirement for public sanitary sewer service connection where required per Sections 30.52.040 and 30.52.110.
4. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Pacific Street where required per Chapter 30.52.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3869 Pacific Street
- Site Acreage: 0.5
- Number of Lots: 2
- Minimum/Maximum Lot Size (square feet): 9,108/10,032
- Project Type: Single family residential development

Site Plans

The plans depict a single family residential development consisting of 2 lots on 0.5 acres. Lot 1, located to the south, measures 10,032 square feet and Lot 2, located to the north measures 9,108 square feet. Lot 1 features an existing 1 story single family residence with the following setbacks: 1) 20 feet from the east property line adjacent to Pacific Street; 2) 20 feet from the south property line; 3) 23.5 feet from the west property line; and 4) 7.5 feet (proposed) from the north property line adjacent to Lot 2. Access to Lot 1 is granted via an existing driveway along Pacific Street. Lot 2 will be developed at a future date and will also have access from Pacific Street.

Landscaping

The interior of the subject property features a variety of trees intermittently dispersed throughout the site. A waiver of development standards is requested to not construct the required detached sidewalks and install the required street landscaping along Pacific Street.

Applicant's Justification

The applicant states there are no curbs or sidewalks on the west side of the street, adjacent to the proposed lots. Adding curbs and sidewalks on the lots would create an unsightly and confusing curb and sidewalk "island". After the parcel map is recorded, the applicant intends on selling Lot 2. Until a builder has chosen a home design and know its orientation on the lot, the best location for utilities and the driveway is unknown. The future owner of the lot will be responsible for satisfying development and utility requirements when they construct a single family residence. The applicant indicates the cost of connecting to water and sewer utilities for Lot 2 is extremely expensive.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0658-00	Reclassified the project site and the surrounding parcels from an R-1 to an R-1 (RNP-III) zoning district	Approved by BCC	July 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1(RNP-III)	Single family residential development

Related Applications

Application Number	Request
MSM-22-600072	A minor subdivision for 2 single family residential lots is currently in process for the project site.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff typically does not support requests to eliminate street landscaping requirements. The request to eliminate street landscaping along Pacific Street will allow the site to match the existing developments within the immediate area. Therefore, staff can support this request.

Waivers of Development Standards #2 & #3

According to Title 30, water service shall be provided to all developments when the development is within the required distance to water and sewer. Due to the location of this site, water and sewer service are required at the time of the development, which includes the parcel map process. Connecting developments into existing public water and sewer service helps to ensure that the development will continuously have a safe and reliable water and sewer supply. The project site is within the connection distance to municipal utility lines; therefore, staff does not support these requests.

Public Works - Development Review

Waiver of Development Standards #4

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Also, there are full off-sites across the street and to the north of this site. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

Approval of waiver of development standards #1; denial of waivers of development standards #2 #3, and #4.

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:

- Applicant is advised to obtain appropriate water rights and necessary permits from the Nevada Department of Resources for use of a private well; obtain approval from the

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Pacific Street;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARZENA HMAKUTA

CONTACT: KENNETH BOWN, LAS VEGAS, 3869 PACIFIC ST, LAS VEGAS, NV 89121



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-23-0426</u> DATE FILED: <u>7/11/23</u> PLANNER ASSIGNED: <u>MNO</u> <u>12-8-22</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>8/8/23</u> PC MEETING DATE: <u>-</u> <u>@ 7:00 AM.</u> BCC MEETING DATE: <u>9/6/23 @ 9:00 A.M.</u> FEE: <u>\$475.00</u>
	PROPERTY OWNER NAME: <u>Marzena Makuta & Ken Bown</u> ADDRESS: <u>3869 Pacific Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: _____ CELL: <u>206 568 2381</u> E-MAIL: <u>kenbown@comcast.net</u>
	APPLICANT NAME: <u>Ken Bown</u> ADDRESS: <u>3869 Pacific Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: _____ CELL: <u>206 568 2381</u> E-MAIL: <u>kenbown@comcast.net</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>As above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-13-301-017+015
 PROPERTY ADDRESS and/or CROSS STREETS: 3869 Pacific Street
 PROJECT DESCRIPTION: lot line adjustment aka minor subdivision

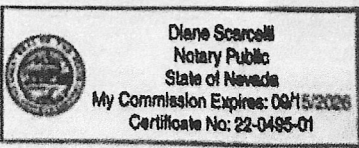
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

M. Makuta MARZENA H. MAKUTA
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 12-8-22 (DATE)
 By Marzena Makuta

NOTARY PUBLIC: Diane Scarcell



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

To: Clark County Department of Public Works

We are applying to adjust the property line between our two property parcels. The smaller parcel is non-conforming. The adjustment will create a lot of approximately 9200 sq. ft, well over the minimum lot size requirements for our area.

We are asking for a waiver of Title 30 on this new lot development standards:

- Full offsite improvements 30.52.
- Connection to municipal water and sewer 30.28

Our property is on the west side of a cul-de-sac. There are no curbs or sidewalks on our side of the street. Most people on our block have not given a dedication in accordance with title 30. Some have fences, paving, and landscaping that would need to be removed for a potential sidewalk construction, which makes the dedication unlikely. Adding curbs and sidewalks on this one lot would create an unsightly and confusing curb and sidewalk "island".

We are planning to sell the lot after the lot line is adjusted. Until a builder has chosen a home design and knows its orientation on the lot, the best location for utilities and the driveway is unknown. Therefore it makes no sense to guess where to put them.

When our house was built, we were not required to install curbs and sidewalks. However, we did have to dedicate 3,000+ sq. ft of the large lot for a potential road expansion and curbs and sidewalks. As a result we have a driveway that ends 20' from the pavement and a gravel strip across the front of the property. This creates an odd looking frontage to our home. A sidewalk island on the adjusted lot next to our house would only add to the visual mess.

As mentioned, we plan to sell the lot. The buyer will be responsible for satisfying development and utility requirements when they build on it. Hopefully the builder can also get a waiver to avoid curbs and sidewalks. The only way to erase the mess we currently have is to address the entire street, which, as we have discussed, is unlikely.

When we initially consulted with the Department of Comprehensive and Current Planning after receiving the preliminary review, at the front desk they consulted with senior staff and felt that this property, given its location, should be treated as a rural parcel.

The cost of the above requirements are extremely expensive. Our estimate based on our costs of putting the utilities in to build our home (completed in late 2021) is \$30,000-\$40,000. As a retired couple we have limited funds. The parcel is meant to add to our retirement savings. Based on the information provided, we hope you approve our request.

Sincerely,

Ken Bown and Marzena Makuta

PLANNER
COPY

WS-23-0426

09/06/23 BCC AGENDA SHEET

SCHOOL
(TITLE 30)

SANDHILL RD/HARMON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0440-SCHOOL BOARD OF TRUSTEES:

WAIVER OF DEVELOPMENT STANDARDS to reduce driveway throat depth.

DESIGN REVIEWS for the following: 1) finished grade; and 2) a school (middle school) on 18.9 acres in a P-F (Public Facility) Zone.

Generally located on the southeast corner of Sandhill Road and Harmon Avenue within Paradise.
TS/jud/syp (For possible action)

RELATED INFORMATION:

APN:

161-19-701-001

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for a driveway along Harmon Avenue to 14 feet 6 inches where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (an 81% reduction).

DESIGN REVIEWS:

1. Increase the finished grade to 8 feet 6 inches where a maximum of 3 feet is the standard per Section 30.32.040 (a 187% increase).
2. A middle school replacement.

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3875 E. Harmon Avenue
- Site Acreage: 18.9
- Project Type: Middle school replacement
- Number of Stories: 2
- Building Height: 24 feet 4 inches (Building A)/26 feet 6 inches (Building B)/43 feet (Building C)/36 feet (Building D)/19 feet 4 inches (Building E)
- Square Feet: 8,898 (Building A)/15,524 (Building B)/80,961 (Building C)/34,277 (Building D)/752 (Building E)

- Parking Required/Provided: 88/125

Request

The site has been utilized as a middle school (C.W. Woodbury Middle School) since 1975. The Clark Count School District (CCSD) has determined the school is past its useful lifecycle and is in need of a replacement. The school has originally constructed in 1975 and during the current school year (2022-2023) had a capacity of approximately 936 students. The 2023-2024 school year has a projected enrollment of 814 students. Construction of the school will commence after the 2023-2024 school year and open in the 2025-2026 school year. The existing school will be demolished, and the replacement school constructed in the current location.

Site Plans

The plans depict the middle school will have 45 classrooms and a gross building square footage of approximately 99,454 contained within 5 buildings: Building A (administration), Building B (commons), Building C (classrooms), Building D (gym/theater) and Building E (mechanical yard). On the west side of Building C is a potential area for use of portables (4) in the event they are needed at a future time.

The administration building is located on the northeast portion of the site near Harmon Avenue and is set back more than 158 feet from the northern property line and over 238 feet from the rear yards of the residential located on the north side of Harmon Avenue. The commons building is located on the northeast portion of the site near Harmon Avenue and is set back more than 158 feet from the eastern property line and over 178 feet from the residential buildings located to the east. There will be additional landscape buffering along the eastern perimeter wall to eliminate any potential building intrusion. The classroom building is located on the southeast portion of the site and is set back more than 101 feet from the southern property line and over 120 feet from the residential buildings located to the south. There will be additional landscape buffering along the southern perimeter wall to eliminate any potential building intrusion. The gym/theater building is located in the middle of the site near Harmon Avenue and is set back more than 158 feet from the northern property line and over 238 feet from the rear yards of the residential located on the north side of Harmon Avenue. The mechanical yard is located on the southeast portion of the site and is set back approximately 223 feet 2 inches from the eastern property line.

Furthermore, the plans show an on-site parking lot, with 2 ingress/egress driveways on Harmon Avenue with the entrances 401 feet – 0.5 inches apart. There is also a drop-off/pick-up lane on-site located on the north side adjacent Building A and Building D. The westerly driveway, on Harmon Avenue, is located on the north side of the site near the middle of the northern property line. The westerly driveway has a departure distance of 622 feet – 7.5 inches from Sandhill Road. The throat depth is 15 feet – 8 inches where 75 feet is the minimum required. The easterly driveway, on Harmon Avenue, is located on the north side of the site near the eastern property line. The easterly driveway has an approach distance of 150 feet and has a departure distance of 401 feet – 0.5 inches. The throat depth is 14 feet – 6 inches where 75 feet is the minimum required. A request to reduce the throat depth is included in this application.

The new on-site parking lot provides 125 parking spaces, including 5 ADA spaces. Also, 24 bicycle racks are provided on the subject site. A new bus drop-off/pick-up area is located on-site

at the southeast corner of the subject site. The bus lane is one-way with the entrance to the bus lane located off the westerly driveway (along Harmon Avenue), proceeding around the perimeter of Building D and Building C, then exiting at the easterly driveway with a left out onto Harmon Avenue. There are parking spaces for 9 busses.

The applicant is requesting a design review for increased finished grade over the maximum 36 inches, for a maximum fill of 8.22 feet, due to the topography of the site. There is an approximate 30 feet of fall across the site. To achieve similar building finished floor heights and adhere to ADA standards, an increase in fill is necessary.

Landscaping

New landscaping will be installed throughout the project including along Harmon Avenue and Sandhill Road as well as the perimeter walls to the east and south adjacent the residential. The south and east perimeter walls are an existing 8 foot CMU wall and will remain. For school security, trees will not be planted within 20 feet of the building. The new play/sports area consists of a soccer field, 2 softball fields, new basketball courts, new tennis courts, new volleyball courts and new shade structures adjacent the basketball and tennis courts.

Elevations & Floor Plans

The buildings are designed with CMU walls, painted metal accent walls and metal panels. The elevations are a combination of standing seam metal roofs and flat roofs with parapets. Building A is a single story building with a maximum height of 24 feet 4 inches. It consists of 8,898 square feet. Building B is a single story building with a maximum height of 26 feet 6 inches. It consists of 15,524 square feet. Additionally, Building C is a 2 story building with a maximum height of 43 feet. It consists of a total of 80,961 square feet (Level 1 at 40,578 square feet and Level 2 at 40,383 square feet). Building D is a single story building with 2 story elements and a maximum height of 36 feet. It consists of 34,277 square feet. Lastly, Building E is a single story building with a maximum height of 19 feet 4 inches. It consists of 752 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the District believes the design and construction of the school will enhance the District's ability to accommodate the educational needs of the children in the area. There is an approximate 30 foot of fall across the site. To achieve similar building finished floor heights and adhere to ADA standards, an increase in-fill is necessary. Additionally, the applicant states the east and west stairwells in Building C are secondary egress per fire Code and are not intended for general circulation during the day for the building. The stairwell on the east side is located over 101 feet from the southern property line, and over 150 feet from the eastern property line. Therefore, any privacy concern should be alleviated with the increase in slope and landscaping along the perimeter wall. Additionally, the applicant states an increase to throat depth for either driveway would necessitate the loss of multiple parking spaces, several feet of landscaping and islands. Therefore, the need to request a reduction in the throat depths at both driveways.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0023-00	Addition to an existing school on a portion of 18.9 acres	Approved by PC	February 2000
UC-0012-72	Request to construct and maintain a Junior High School	Approved by PC	February 1972

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & South	Mid-Intensity Suburban Neighborhood	R-1	Single family residential
West	Neighborhood Commercial & Public Use	C-P, R-1, & CRT	Place of worship & office buildings

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Design Review #2

Staff finds the proposed school will upgrade the subject site and allow for an improved school amenity for the community. The buildings utilize 4 sided architecture with varying surface planes to improve the visual quality from all sides of the property. The overall proposed design of the site depicts varying building heights, breaking-up the mass of the building, and shifting building placement, which provides transitions between different building scales and intensities. Adequate setbacks have been provided for the buildings. The proposed site design improves on-site and off-site circulation and safety with incorporation of a bus pick-up/drop-off area and an internal on-site parking lot. The request complies with Policy 2.2.1 of the Master Plan which encourages providing a range of recreational, educational, and enrichment programs to meet the interests, ages, and needs of residents throughout Clark County. Staff understands that for security reasons, the parking lot landscaping with trees is not possible. However, the applicant is providing landscape fingers with shrubs to break-up the mass of the parking lot area. Due to the proximity to residential development, staff finds that additional landscaping along the east and south property lines per Figure 30.64-11 would be beneficial to the surrounding area. Therefore, staff can support this request with the additional landscaping.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction in throat depth for both driveways on Harmon Avenue. Although, the throat depth does not meet minimum standards both driveways should see equal use minimizing the impact normally caused by reduced throat depth.

Design Review #1

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Perimeter landscaping along the east and south property lines to be per Figure 30.64-11;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Sandhill Road improvement project;
- 30 days to coordinate with Public Works - Construction Management Division and to dedicate any necessary right-of-way and easements for the Harmon Avenue improvement project.

- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0098-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

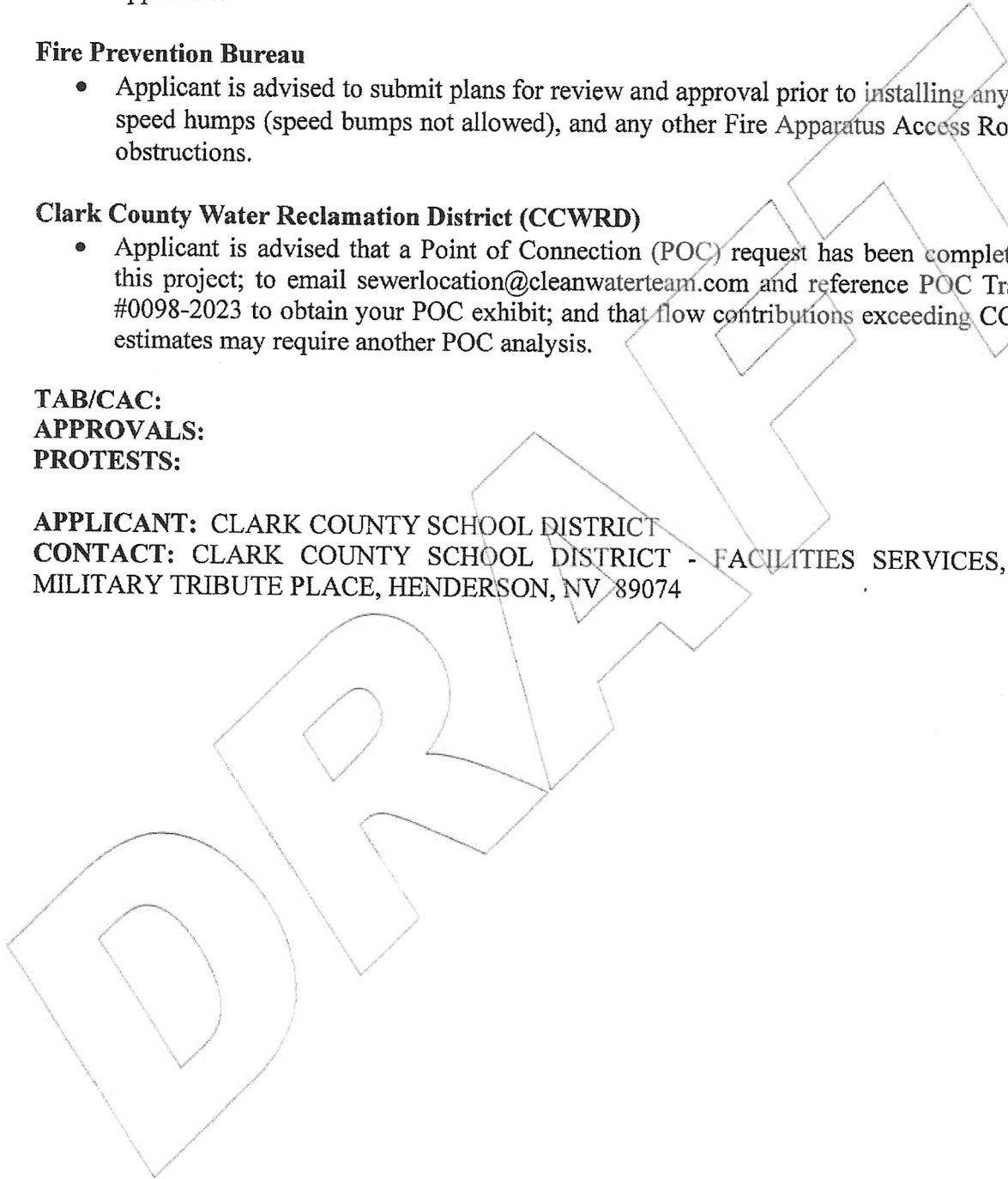
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT

CONTACT: CLARK COUNTY SCHOOL DISTRICT - FACILITIES SERVICES, 1180 MILITARY TRIBUTE PLACE, HENDERSON, NV 89074





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

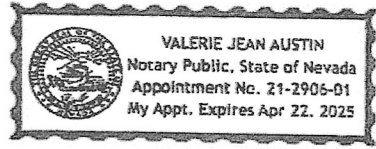
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS/DR-23-0440</u> DATE FILED: <u>07/13/23</u> PLANNER ASSIGNED: <u>JUD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>08/08/23</u> PC MEETING DATE: <u> </u> BCC MEETING DATE: <u>09/06/2023</u> FEE: <u> </u>
	PROPERTY OWNER NAME: <u>Clark County School Board of Trustees</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 799-5214</u> CELL: <u> </u> E-MAIL: <u> </u>
	APPLICANT NAME: <u>Clark County School District - Mark Campbell, Interim Chief of Facilities</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 799-5214</u> CELL: <u> </u> E-MAIL: <u> </u> REF CONTACT ID #: <u> </u>
	CORRESPONDENT NAME: <u>Paulette Marshall, CCSD - Real Property Management</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 799-5214 ext. 5414</u> CELL: <u>(725) 265-0763</u> E-MAIL: <u>Marshp1@nv.ccsd.net</u> REF CONTACT ID #: <u> </u>

ASSESSOR'S PARCEL NUMBER(S): 161-19-701-001
 PROPERTY ADDRESS and/or CROSS STREETS: 3875 E. Harmon Ave., Las Vegas, NV 89121
 PROJECT DESCRIPTION: Replacement of C.W. Woodbury Middle School

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

Mark Campbell Mark Campbell
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON February 14th, 2023 (DATE)
 By Mark Campbell



NOTARY PUBLIC: Valerie Jean Austin

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

July 11, 2023

BOARD OF SCHOOL TRUSTEES

VIA HAND DELIVERY

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

Evelyn Garcia Morales, President
Lola Brooks, Vice President
Irene Bustamante Adams, Clerk
Linda P. Cavazos, Member
Lisa Guzmán, Member
Katie Williams, Member
Brenda Zamora, Member

Jesus E. Jara, Ed.D., Superintendent

Re: Design Review and Waiver of Development Standards for
The Replacement of C.W. Woodbury Middle School
Revised Justification Letter

WS-23-0440

Pursuant to Title 30 of the Clark County Code, the Clark County School District (District) respectfully request approval of a Design Review (DR) and Waiver of Development Standards (WS) for the replacement of C.W. Woodbury Middle School (School). The School is located at 3875 E. Harmon Ave., Las Vegas, Nevada 89121; Assessor's Parcel Number 161-19-701-001. The School site is zoned P-F (Public Facility) and is approximately 18.96 acres.

The District has determined the School is past its useful lifecycle and is in need of replacement. The School was originally constructed in 1975 and during the current school year (2022-2023) had a capacity of approximately nine-hundred twenty-six (926) students. The 2023-2024 school year has a projected enrollment of eight-hundred fourteen (814) students. Construction of the School will commence after the 2023-2024 school year and open in the 2025-2026 school year. The existing School will be demolished and the replacement school constructed in the current location.

The School will have 45 classrooms and a gross building square footage of approximately 99,454 contained within *five* buildings: Building A (Administration), Building B (Commons), Building C (Classrooms), Building D (Gym/Theater) and Building E (Mechanical Yard). The buildings are designed with CMU walls, painted metal accent walls and metal panels. The building elevations are a combination of standing seam metal roofs and flat roofs with parapets.

Building A is a single story building with a maximum height of 24'-4". The Administration building is located on the northeast portion of the site near Harmon Avenue, consists of 8,898 sq. ft. and is setback more than 158' from the northern property line and over 238' from the rear yards of the residential located on the north side of Harmon Avenue.

Building B is a single story building with a maximum height of 26'-6". The Commons building is located on the northeast portion of the site near Harmon Avenue, consists of 15,524 sq. ft. and is setback more than 158' from the eastern property line and over 178' from the residential buildings located to the east. There will be additional landscape buffering along the eastern perimeter wall to eliminate any potential building intrusion.

Building C is a two story building with a maximum height of 43'-0". The Classroom building is located on the southeast portion of the site, consists of a total of 80,961 sq. ft. (Level 1 at 40,578 sq. ft. and Level 2 at 40,383 sq. ft.) and is setback more than 101' from the southern property line and over 120' from the residential buildings located to the south. There will be additional landscape buffering along the southern perimeter wall to eliminate any potential building intrusion. *The stairwell on the east side of the building is Level 2's secondary egress to ground level per fire code and is not intended for general daily circulation. As mentioned previously, this stairwell is located over 101' from the southern property line, and combined with the increase in slope and landscaping along the perimeter wall, should alleviate any potential privacy concerns.*

Building D is a single story building with two story elements and a maximum height of 36'-0". The Gym/Theater building is located in the middle of the site near Harmon Avenue, consists of 34,277 sq. ft. and is setback more than

158' from the northern property line and over 238' from the rear yards of the residential located on the north side of Harmon Avenue.

Building E is a single story building with a maximum height of 19'-4". The Mechanical Yard is located on the southeast portion of the site, consists of 752 sq. ft. and is setback approximately 223'-2" from the eastern property line.

The School will have an on-site parking lot, with two (2) ingress/egress driveways on Harmon Avenue with the entrances 401'-0 1/2" apart. There will also be a drop-off/pick-up lane on-site located on the north side adjacent Building A and Building D. The westerly driveway on Harmon Avenue is located on the north side of the site near the middle of the northern property line. The westerly driveway has a departure distance of 622'-7 1/2" from Sandhill Road. The throat depth is 15'-8" where 75'-0" is the minimum required. A WS for throat depth is requested to minimize the loss of available parking. The easterly driveway on Harmon Avenue is located on the north side of the site near the eastern property line. The easterly driveway has an approach distance of 150'-0" and has a departure distance of 401'-0 1/2". The throat depth is 14'-6" where 75'-0" is the minimum required. A WS for throat depth is requested. An increase to throat depth for either driveway would necessitate the loss of multiple parking spaces, several feet of landscaping and islands. The new on-site parking lot will have 125 parking spaces, including 5 Mobility Impaired spaces.

A new bus drop-off/pick-up area will be located on-site at the southeast corner of the site. The bus lane will be one-way with the entrance to the bus lane located off the westerly driveway, proceeding around the perimeter of Building D and Building C, then exiting at the easterly driveway with a left out onto Harmon Avenue. There will be 9 bus spaces.

New landscaping will be installed throughout the project including along Harmon Avenue and Sandhill Road as well as the perimeter walls to the east and south adjacent the residential. The south and east perimeter walls are an existing 8' CMU wall and will remain. For School security, trees will not be planted within 20' of the building. The new play/sports area will consist of: a soccer field, two softball fields, new basketball courts, new tennis courts, new volleyball courts and new shade structures adjacent the basketball and tennis courts. The site plan includes a potential area for use of portables in the event they are needed at a future time.

The project is constrained in certain areas of the site. We will be requesting a DR for increased finished grade over the maximum 36 inches, for a maximum fill of 8.22', due to the topography of the site. There is an approximate 30' of fall across the site. To achieve similar building finished floor heights and adhere to ADA standards, an increase in fill is necessary.

Additionally, floor plans will not be disclosed for School security reasons. Please refer to NRS 393.045.

The District believes the design and construction of the School will enhance the District's ability to accommodate the educational needs of the children in the area. Based on the above information, the District respectfully request approval of these applications. If you should have any questions or require additional information, please do not hesitate to contact me at (702) 799-5214 extension 5414 or via email at Marshp1@nv.ccsd.net.

Sincerely,



Paulette Marshall, Coordinator II
Real Property Management
Clark County School District

Cc: Roy Burson, Carpenter Sellers Del Gatto Architects
Tawny Cano, CCSD Project Manager
File

/pm

FUTURE COMMERCIAL DEVELOPMENT
(TITLE 30)

PHILMAR AVE/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0389-SORIANO, IGNACIO ALMANZA:

ZONE CHANGE to reclassify 0.4 acres from an R-2 (Medium Density Residential) Zone to a C-1 (Local Business) Zone for a future commercial development.

Generally located on the east side of Philmar Avenue, 150 feet south of Tropicana Avenue within Paradise (description on file). JG/gc/syp (For possible action)

RELATED INFORMATION:

APN:

161-29-111-012

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.4
- Project Type: Future commercial development

Site Plan

This is a conforming zone change request with no plans submitted. The site is 0.4 acres in size with street frontage (Philmar Avenue) along the west property line.

Applicant's Justification

The applicant states that C-1 zoning is being requested in order to gain financial funding for a potential commercial plaza. If funding is not possible, then the C-1 zoning would make the property more marketable to sell.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Commercial center
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East	Corridor Mixed-Use	C-P	Office building

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Corridor Mixed-Use	R-2	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The request for C-1 zoning conforms to the Master Plan which designates the site as Corridor Mixed-Use and is compatible with the existing and planned land uses in the area. Although Corridor Mixed-Use allows up to C-2 zoning, staff finds that C-1 zoning is more appropriate for the site as opposed to C-2 zoning. The C-2 zone is intended for more high intensity retail and service commercial uses that are more regional serving in nature; and per Title 30, is intended for sites typically greater than 10 acres. Given the fact that the site is only 0.4 acres, is located on a local street as opposed to an arterial or collector street, has no cross access available with the adjacent C-2 zoned property to the north, and is adjacent to R-E (RNP-I) zoned properties to the south; staff finds that the C-1 zoning that the applicant is requesting is more appropriate for the site. The proposed C-1 zoning can be compatible with the adjacent residential planned properties to the south with adequate buffering and design considerations incorporated into future development. The request complies with Policy 6.1.6 of the Master Plan which encourages in-fill and redevelopment as a means to promote reinvestment and sustainable development patterns.

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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; and that the County is currently rewriting Title 30 and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;

- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: IGNACIO ALMANZA

CONTACT: IGNACIO ALMANZA, 2211 ASH AVENUE, LAS VEGAS, NV 89101

DRAFT



23-100586
3pm 5/24/23

Roxy APP

LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>2C-23-0389</u> DATE FILED: <u>06/22/2023</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>08/08/2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>09/06/2023</u> FEE: <u>\$1,050</u>
	PROPERTY OWNER NAME: <u>Ignacio Almanza</u> ADDRESS: <u>2211 ASH AV</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702 504 3120</u> CELL: _____ E-MAIL: <u>BIGALCHO 702 @ .COM</u>
	APPLICANT NAME: <u>Same as owner</u> ADDRESS: <u>2-</u> CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Same as owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 1612911012
 PROPERTY ADDRESS and/or CROSS STREETS: TROPICANA / PHOENIX AVE
 PROJECT DESCRIPTION: Zone change No Plans R-2 to C-2

(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.

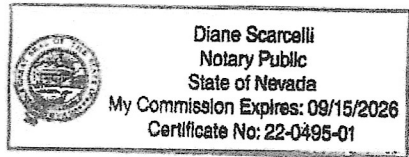
Ignacio Almanza Ignacio Almanza
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By * Ignacio Almanza *

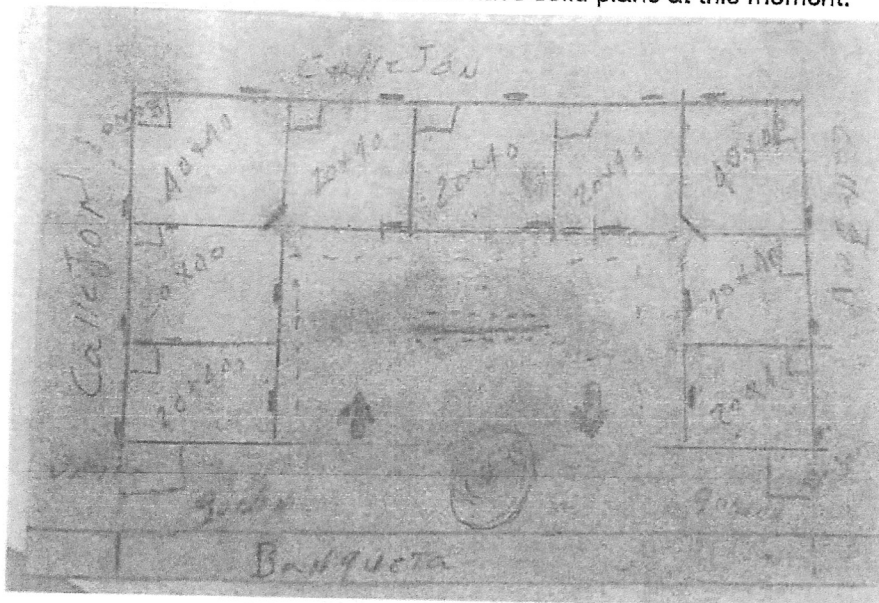
NOTARY PUBLIC: Diane Scarcelli



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

I want to change the zone from residential to commercial, because I am looking for financial help to fund a commercial plaza, for now I would like to have services like sewer, water and electricity. so if i can't find financial help I'd be able to sell it as a commercial plot of land with all the permits.

Those are the reasons I do not have solid plans at this moment.



PLANNER
COPY