



**Paradise Town Advisory Board  
- REVISED**

**Paradise Community Center**

**4775 McLeod Drive**

**Las Vegas, NV. 89121**

September 14, 2021

7:00pm

**AGENDA**

**Note:**

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

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

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

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

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

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

your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for August 31, 2021. (For possible action)
- IV. Approval of the Agenda for September 14, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
  - 1. **AR-21-400113 (UC-1188-04)-TUCKER NICOLETTE LIVING TRUST & TUCKER NICOLETTE TRS:**  
**USE PERMIT FOURTH APPLICATION FOR REVIEW** of an existing massage establishment located within an existing retail center on 0.7 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue, 750 feet west of Spencer Street within Paradise. JG/sd/jo (For possible action) **BCC 9/22/21**
  - 2. **ZC-21-0365-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:**  
**HOLDOVER ZONE CHANGE** to reclassify 19.2 acres from an R-1 (Single Family Residential) Zone to a P-F (Public Facility) Zone.  
**DESIGN REVIEWS** for the following: **1)** an existing school and park (William E. Orr Middle School/Orr Park); and **2)** a proposed animated wall sign in conjunction with a school. Generally located on the northeast corner of Katie Avenue and Algonquin Drive within Paradise (description on file). TS/al/jd (For possible action) **BCC 9/22/21**
  - 3. **UC-21-0412-HERBST FAMILY LIMITED PARTNERSHIP II:**  
**USE PERMIT** for a supper club.  
**DESIGN REVIEW** for a supper club in conjunction with a parking garage, warehouse, and convenience store with gasoline station on 4.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the south side of Dewey Drive, the north side of Russell Road, and the west side of Polaris Avenue within Paradise. MN/jt/jo (For possible action) **PC 10/5/21**
  - 4. **UC-21-0425-PARADISE GARDENS SHOPPING CENTER, LLC:**  
**USE PERMITS** for the following: **1)** reduce the separation from an on-premises consumption of alcohol (supper club) to a residential use; and **2)** reduce the separation from an on-premises consumption of alcohol (tavern) to a residential use in conjunction with an existing shopping center on a portion of 6.8 acres in a C-2 (General Commercial) (AE-60) Zone in the Midtown Maryland Parkway District. Generally located on the south side of Tropicana Avenue, approximately 360 feet west of Maryland Parkway within Paradise. JG/sd/jo (For possible action)  
**PC 10/5/21**

5. **UC-21-0434-GILL EXPRESS, INC:**  
**USE PERMIT** for reduced setback.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** cross access; **2)** landscaping (required trees); and **3)** reduced throat depth.  
**DESIGN REVIEW** for a proposed vehicle wash establishment on 1.2 acres in a C-1 (Local Business) Zone. Generally located on the north side of Flamingo Road, 155 feet east of Mountain Vista Street within Paradise. TS/jor/jd (For possible action) **PC 10/5/21**
  
6. **UC-21-0435-HARSCH INVESTMENT PROPERTIES, LLC:**  
**USE PERMIT** for personal services (beauty salon) within an existing commercial/industrial complex on a portion of 2.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Sunset Road, 200 feet east of Pecos Road within Paradise. JG/nr/jo (For possible action) **PC 10/5/21**
  
7. **WS-21-0427-LAS VEGAS AIRPORT CENTER, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased sign area; **2)** increased animated sign (electronic message unit) area; and **3)** reduced setback.  
**DESIGN REVIEW** for a proposed freestanding sign in conjunction with an existing commercial center on 2.8 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/jor/jo (For possible action) **PC 10/5/21**
  
8. **WS-21-0436-CLAUS, THOMAS AUGUSTUS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a non-decorative (solid metal) fence in conjunction with an existing single family residence on 0.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Billman Avenue, 250 feet west of Sandhill Road within Paradise. TS/jor/jo (For possible action) **PC 10/5/21**
  
9. **DR-21-0443-M G P LESSOR, LLC:**  
**DESIGN REVIEWS** for the following: **1)** modify an existing comprehensive sign plan; **2)** increase the number of freestanding signs; **3)** increase freestanding sign area; **4)** increase the number of animated signs; and **5)** increase the area of animated signs in conjunction with an existing resort hotel on 66.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Las Vegas Boulevard South and Stan Mallin Drive within Paradise. TS/sd/jo (For possible action) **BCC 10/6/21**

10. **ET-21-400129 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:**  
**ZONE CHANGE FIFTH EXTENSION OF TIME** to reclassify 33.5 acres from M-1 (Light Manufacturing) Zone to H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. **USE PERMITS** for the following: **1)** an expansion of the Gaming Enterprise Overlay District; **2)** a resort hotel/casino consisting of 2,700 hotel rooms; **3)** 1,120 resort condominiums; **4)** public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; **5)** increase the height of high-rise towers; **6)** associated accessory and incidental commercial uses, buildings, and structures; and **7)** deviations from development standards.  
**DEVIATIONS** for the following: **1)** encroachment into airspace; **2)** reduced loading spaces; and **3)** all other deviations as shown per plans on file. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise (description on file). JJ/jgh/jo (For possible action) **BCC 10/6/21**
11. **ZC-21-0442-ISC SPE, LLC:**  
**ZONE CHANGE** to reclassify 3.3 acres from an R-E (Rural Estates Residential) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.  
**USE PERMITS** for the following: **1)** recreational facility; **2)** restaurant; and **3)** on-premises consumption of alcohol (a lounge); and **4)** allow alternative landscaping where landscaping per Figure 30.64-12 is required.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** departure distance; **2)** reduce bicycle parking; **3)** reduce setbacks; **4)** reduce loading spaces; and **5)** reduce height/setback ratio.  
**DESIGN REVIEW** for a distribution center. Generally located on the south side of Oquendo Road and the west side of Topaz Street within Paradise (description on file). JG/jvm/jd (For possible action) **BCC 10/6/21**

VII. General Business  
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 vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: September 28, 2021.

X. Adjournment.

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

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



# Paradise Town Advisory Board

August 31, 2021

## MINUTES

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Board Members:	John Williams –Chair- <b>PRESENT</b> Susan Philipp - Vice Chair- <b>PRESENT</b> Roger Haywood- <b>PRESENT</b>	Joh Wardlaw– <b>EXCUSED</b> Katlyn Cunningham – <b>PRESENT</b>
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com	
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov	

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- I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions
- Brady Bernhart; Planning, Blanca Vazquez; Town Liaison
- Meeting was called to order by Chair Williams, at 7:00 p.m.
- II. Public Comment:  
None
- III. Approval of August 10, 2021 Minutes
- Moved by: Haywood**  
**Action: Approve as submitted**  
**Vote: 4-0 Unanimous**
- Approval of Agenda for August 31, 2021
- Moved by: Philipp**  
**Action: Approve as submitted**  
**Vote: 4-0 Unanimous**
- IV. Informational Items (For Discussion only)  
**Reopening of Paradise Vista Park September 2, 2021 6:00pm**

V. Planning & Zoning

1. **DR-21-0403-FAP, LLC:**

**DESIGN REVIEW** for a restaurant with a drive-thru and outside dining on a portion of 4.3 acres in a C-2 (Commercial General) Zone. Generally located on the south side of Flamingo Road, 375 feet west of Arville Street within Paradise. MN/bb/jo (For possible action) **PC 9/21/21**

**MOVED BY-Philipp**

**APPROVE- Subject to IF approved staff conditions**

**VOTE: 4-0 Unanimous**

2. **TM-21-500119-FLAMINGO PARTNERS, LLC:**

**TENTATIVE MAP** for a 1 lot commercial subdivision on 4.4 acres in a C-2 (General Commercial) zone. Generally located on the southwest corner of Flamingo Road and Hildebrand Lane within Paradise. TS/bb/jo (For possible action) **PC 9/21/21**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

3. **UC-21-0384-ST ROSE DOMINICAN HOSPITAL:**

**USE PERMIT** for a college in conjunction with an existing medical office building on 3.2 acres in a C-P (Office & Professional) Zone. Generally located on the north side of Warm Springs Road and the west side of Shadow Crest Drive within Paradise. MN/jt/jo (For possible action) **PC 9/21/21**

**MOVED BY-Philipp**

**APPROVE- Subject to staff conditions**

**Added condition**

- **No street parking**

**VOTE: 4-0 Unanimous**

4. **UC-21-0393-2895 UNIVERSAL, LLC:**

**USE PERMITS** for the following: 1) on-premises consumption of alcohol (supper club); 2) outside dining, drinking and cooking; and 3) project of regional significance in conjunction with an existing building 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/jvm/jd (For possible action) **PC 9/21/21**

**MOVED BY-Haywood**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

5. **UC-21-0406-KINGLAND PROPERTIES, LLC-PECOS OBSS SERIES:**

**USE PERMIT** for a Major Training Facility (Barber School) on 0.4 acres in a C-P (Office and Professional) Zone. Generally located on the south side of Quail Avenue and the east side of Pecos Road within Paradise. JG/jvm/jd (For possible action) **PC 9/21/21**

**MOVED BY-Cunningham**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

6. **AR-21-400113 (UC-1188-04)-TUCKER NICOLETTE LIVING TRUST & TUCKER NICOLETTE TRS:**  
**USE PERMIT FOURTH APPLICATION FOR REVIEW** of an existing massage establishment located within an existing retail center on 0.7 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue, 750 feet west of Spencer Street within Paradise. JG/sd/jo (For possible action) **BCC 9/22/21**

**No show. Return to the Paradise September 14, 2021 TAB meeting**

7. **AR-21-400125 (UC-20-0169)-BPS HARMON, LLC:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** to allow retail sales and service as a primary use (outside).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow retail sales and service not within a permanent enclosed building; 2) reduce setbacks; and 3) reduce parking.  
**DESIGN REVIEWS** for the following: 1) outside retail sales and service structures/kiosks; and 2) shipping containers in conjunction with an existing shopping center on 2.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/jor/jo (For possible action) **BCC 9/22/21**

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

8. **ET-21-400121 (DR-19-0352)-DIAMOND P M, LLC:**  
**DESIGN REVIEW FIRST EXTENSION OF TIME** for a multiple family residential development (condominiums) and associated accessory structures on 1.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Pecos-McLeod Interconnect, 650 south of Desert Inn Road within Paradise. TS/bb/jo (For possible action) **BCC 9/22/21**

**MOVED BY-Williams**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

- VI. General Business (for possible action)  
**Some suggestions for the next budget request(s) were**
- **Light at Twain and Sandhill**
  - **New Pavement/Pothole repair at the NE corner of Annie Oakley and Patrick**
  - **Repave road along Harmon between Sandhill and Pecos**
  - **Stronger chain link fencing along the Duck Creek wash**

- VII. Public Comment  
**None**

- VIII. Next Meeting Date  
**The next regular meeting will be September 14, 2021**

- IX. Adjournment  
**The meeting was adjourned at 8:10p.m.**



09/22/21 BCC AGENDA SHEET

MASSAGE  
(TITLE 30)

TROPICANA AVE/SPENCER ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-21-400113 (UC-1188-04)-TUCKER NICOLETTE LIVING TRUST & TUCKER NICOLETTE TRS:**

**USE PERMIT FOURTH APPLICATION FOR REVIEW** of an existing massage establishment located within an existing retail center on 0.7 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Tropicana Avenue, 750 feet west of Spencer Street within Paradise. JG/sd/jo (For possible action)

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RELATED INFORMATION:

**APN:**

162-23-403-012

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 1550 E. Tropicana Avenue
- Site Acreage: 0.7
- Project Type: Massage

**Site Plans & History**

The plans show a 720 square foot lease space within an existing in-line retail center used for massage. The massage business was first approved in January 2001, subject to 3 years for review. However, the applicant failed to apply for an extension of time; therefore, that use permit expired. UC-1188-04 re-established the massage use and was approved with a 5 year review. The subsequent extension of time, UC-1188-04 (ET-0184-09), was also approved with a 5 year review. In 2016, UC-1188-04 (AR-0098-16) was approved with a 5 year time limit for review, and this application represents a fourth application for review.

**Applicant's Justification**

The applicant states that Hawaii Massage was approved by the County and an application review was submitted as a required 5 year review. There have been no significant changes to the

business or location, and has maintained continuous operations. The applicant is also requesting removal of the time limit.

Previous Conditions of Approval

Listed below are the approved conditions for UC-1188-04 (AR-0098-16):

Current Planning

- Until August 4, 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 to 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.

Listed below are the approved conditions for UC-1188-04 (ET-0055-14):

Current Planning

- Until August 4, 2016 to review as a public hearing.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code Requirements.

Listed below are the approved conditions for UC-1188-04 (ET-0184-09):

Current Planning

- Until August 5, 2014 to review,
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-1188-04:

- Subject to 5 years for review; and all applicable standard conditions for this application type. Applicant is advised there is a review date and the applicant must apply for an extension of time when that date approaches to keep the use permit active; any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of the approval date or it will expire.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-1188-04 (AR-0098-16)	Third application to review a massage establishment	Approved by BCC	August 2016

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1188-04 (ET-0055-14)	Second extension of time to review a massage establishment	Approved by BCC	June 2014
UC-1188-04 (ET-0184-09)	First extension of time to review a massage establishment	Approved by PC	August 2009
UC-1188-04	Massage establishment	Approved by PC	August 2004
UC-1805-00	Massage establishment - expired	Approved by PC	January 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 to 18 du/ac)	R-3	Multiple family residential
South	Commercial General	R-2 & R-E	Undeveloped & commercial uses
East	Commercial General	C-2	Commercial uses
West	Commercial General	C-1	Commercial uses

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval 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.

Reviews of this massage establishment have been approved on 3 previous occasions in August 2009, June 2014, and August 2016 with the current application for the fourth review. An inquiry made to the Clark County Metropolitan Police Department shows that there have been no incidents, arrests, or complaints regarding this business since the last review. In addition, there have been no public response complaints filed against this massage business; therefore, staff can support approval of this review and removal of the time limit.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Remove the time limit.

**Public Works - Development Review**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: XIAOTONG LI**

**CONTACT: KIRK KENNEDY, 815 S. CASINO CENTER BOULEVARD, LAS VEGAS, NV  
89101**

**DRAFT**

SCHOOL  
(TITLE 30)

**UPDATE**  
KATIE AVE/ALGONQUIN DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-21-0365-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:**

**HOLDOVER ZONE CHANGE** to reclassify 19.2 acres from an R-1 (Single Family Residential) Zone to a P-F (Public Facility) Zone.

**DESIGN REVIEWS** for the following: **1)** an existing school and park (William E. Orr Middle School/Orr Park); and **2)** a proposed animated wall sign in conjunction with a school.

Generally located on the northeast corner of Katie Avenue and Algonquin Drive within Paradise (description on file). TS/al/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-14-302-001

**LAND USE PLAN:**

WINCHESTER/PARADISE - PUBLIC FACILITIES

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 1562 Katie Avenue
- Site Acreage: 19.2
- Project Type: Animated wall sign
- Number of Stories: 1
- Parking Provided: 93

**Request & Site Plan**

The property is the site of the William E. Orr Middle School and Orr Park. There are 2 parts to this request. The first is to reclassify the existing school and park sites into a P-F zoning district, which is more appropriate for the facilities than the current R-1 zoning district. The other portion of this request is to allow the installation of a new animated wall sign in conjunction with the school. No changes are being proposed to the existing school or park facilities with this request.

The site has an area of approximately 19.2 acres with the school located on the western portion of the site and the park on the eastern portion. Records indicate the original school building was

constructed in 1966. The original building is located in the central portion of the western half of the site. Parking for this school is located to the south of the original building. To the north of the original building are several portable classroom buildings and to the northeast is another classroom building. To the west of the original classroom building is an administration building, to the east of the classroom building are a playground and recreation area for the school. There are other existing shade canopies and accessory structures dispersed throughout the site.

The parking is located on the eastern half of the property. The eastern approximately 100 feet of the park site is an existing overhead powerline corridor. On the northeast corner of the park site are a restroom building and 4 shade structures that cover playground equipment and seating areas. On the southern half of the park site are 2 ball fields. The remainder of the park site consists of open space for multiple use for recreational activities.

#### Landscaping

No changes are proposed or required to existing landscape areas on the site. Existing landscaping consisting of trees, shrubs, and groundcover are located throughout the site.

#### Elevations

Other than the addition of the proposed sign to the administration building, no changes are proposed to the existing buildings and structures on the site. Photographs in the file depict the existing buildings and structures.

#### Floor Plans

For reasons of safety and security detailed floor plans are not required for schools. There are no proposed changes to the existing buildings as part of this request.

#### Signage

The plans show the animated wall sign located on the south side of the administration building located above the entrance to the building. The sign has an area of 32 square feet and will be used to display information about the school and school events. The sign is an aluminum sign cabinet painted blue to match the school colors. The top portion of the sign is a white face surface with vinyl graphics that display the name of the school. The remainder of the sign is an LED video display.

#### Applicant's Justification

The applicant indicates that reclassifying the site to a P-F zoning district will place the school and park facilities in a zoning district that is more appropriate for the existing uses than the current R-1 residential zone. The sign will allow the display of information about the school and school related events, which will be helpful for the community and the students of the school.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADR-20-900492	Restroom building in conjunction with an existing middle school and park	Approved by ZA	November 2020

### Prior Land Use Requests

Application Number	Request	Action	Date
WS-0156-10	Increased height for a shade structure over playground equipment in conjunction with an existing park	Approved by PC	June 2010
ADR-900203-05	Shade structures in conjunction with an existing park	Approved by ZA	March 2005
VC-1380-94	Tennis court lights	Approved by BCC	November 1994

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
South	Residential Urban Center (from 18 to 32 du/ac)	R-3 & R-4	Multiple family residential
West	Commercial General	C-2	Shopping center

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

##### Zone Change & Design Review #1

The request is to reclassify the existing school and park into a zoning district that is more appropriate for the uses on the site. The request is in conformance with the Winchester/Paradise Land Use Plan. Reclassifying this site to a P-F zone does not require any modifications to the existing site or facilities. Therefore, staff supports the request to reclassify these existing facilities into a P-F zone.

##### Design Review #2

The proposed wall sign is in compliance with the standards for an animated wall sign in a P-F zoning district. The sign has a limited area and will not have a negative impact on the existing residential developments abutting the site. Therefore, staff supports this design review.

##### Staff Recommendation

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- 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 design reviews must commence within 2 years of approval date or they will expire.

**Public Works - Development Review**

- No comment.

**Building Department - Fire Prevention**

- No comment.

**TAB/CAC:**

**APPROVALS: 2 cards**

**PROTESTS:**

**COUNTY COMMISSION ACTION:** August 18, 2021 – HELD – To 09/22/21 – per the applicant.

**APPLICANT:** CLARK COUNTY SCHOOL DISTRICT - FACILITIES SERVICES  
**CONTACT:** CCSD - REAL PROPERTY MANAGEMENT, 1180 MILITARY TRIBUTE PL,  
HENDERSON, NV 89074





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC)  <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR)  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ZC-21-0365</u> DATE FILED: <u>7-13-21</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Parsons</u> TAB/CAC DATE: <u>8-10-21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>(9-8) to be 8-18</u> FEE: <u>— NW School district</u>
	<b>PROPERTY OWNER</b>  NAME: <u>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: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>Clark County School District - Facilities Services</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: _____ E-MAIL: _____      REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Lucia Gonzalez, 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. 5419</u> CELL: <u>702-343-0926</u> E-MAIL: <u>Gonzal13@nv.ccsd.net</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-14-302-001

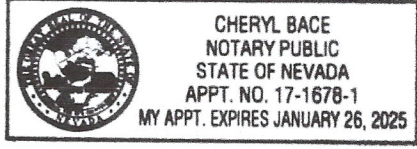
PROPERTY ADDRESS and/or CROSS STREETS: 1562 E. Katie Avenue, Las Vegas, NV 89119

PROJECT DESCRIPTION: Zone Change from R-1 to P-F (Public Facility) for an existing school, William E. Orr 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.

[Signature]      JEFF WAGNER  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON July 13, 2021 (DATE)  
 By Jeff Wagner  
 NOTARY PUBLIC: Cheryl Bace



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

APR-21-100651

[Handwritten mark]

Linda P. Cavazos, President  
Irene A. Cepeda, Vice President  
Evelyn Garcia Morales, Clerk  
Lola Brooks, Member  
Danielle Ford, Member  
Lisa Guzmán, Member  
Katie Williams, Member

Jesus F. Jara, Ed.D., Superintendent

July 12, 2021

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

Re: Revised Justification Letter for a Zone Change and Design Review

20-21-0365

Pursuant to Section 30.16.060 of the Clark County (County) Title 30 Development Code, the Clark County School District (District) respectfully requests a Conforming Zone Change from Single Family Residential (R-1) to Public Facilities (P-F) on an approximate 19.16 acre site located at 1562 E. Katie Avenue, Las Vegas, NV 89119; Assessor's Parcel Number 162-14-302-001.

#### PROJECT DESCRIPTION

The subject parcel is located within Paradise Community in the jurisdiction of Clark County. The School Board of Trustees owns the site and the District has utilized this site for a Middle School, William E. Orr Middle School (School), since 1966. The school site has a current zoning classification of Single-Family Residential (R-1) and a planned land use designation of Schools, Churches, Public Facilities (PF). The school site is bounded by single-family residential homes (R-1) on the north and east, multi-family residential homes (R-3 and R-4) on the south, and general commercial (C-2) on the west.

The School has three (3) primary buildings, an Administration Building and two (2) Classroom Buildings, as well as six (6) portable classroom buildings, which are located on the north side of the campus. The outdoor amenities include basketball courts, tennis courts and volleyball courts. On the east side of the site is Orr Park, which has a playground, restrooms, two ball fields and an open grass area. Orr Park is used by the School but monitored and maintained by Clark County. There are no major changes to the School proposed at this time.

Additionally, a Design Review is being requested for the installation of a new four-foot by eight-foot (4' x 8') wall mounted LED sign, with animation is desired on the south building elevation of the current Administration building. The sign face is more than 250 feet from the residential use south of the School.

Based on the above information, the District respectfully requests approval of this application. If you have any questions or require additional information, please do not hesitate to contact Lucia Gonzalez, Coordinator II, at 702-799-5214 extension 5419 or via email at [Gonzal13@nv.ccsd.net](mailto:Gonzal13@nv.ccsd.net).

Cordially,



Chris Dingell, Coordinator IV  
CCSD Real Property Management

Cc: Paul Dobiesz, Construction Analyst  
File

2

10/05/21 PC AGENDA SHEET

SUPPER CLUB  
(TITLE 30)

DEWEY DR/POLARIS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0412-HERBST FAMILY LIMITED PARTNERSHIP II:**

**USE PERMIT** for a supper club.

**DESIGN REVIEW** for a supper club in conjunction with a parking garage, warehouse, and convenience store with gasoline station on 4.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone.

Generally located on the south side of Dewey Drive, the north side of Russell Road, and the west side of Polaris Avenue within Paradise. MN/jt/jo (For possible action)

---

RELATED INFORMATION:

**APN:**

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

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3440 & 3480 W. Russell Road
- Site Acreage: 4
- Project Type: Supper club
- Number of Stories: 1
- Supper Club Height (feet): 32
- Square Feet: 16,663
- Parking Required/Provided: 160/713

**Overview**

WS-20-0294 was previously approved for a parking garage in conjunction with an existing warehouse and convenience store with gasoline station. This application is for a supper club on the first floor of the previously approved parking garage.

**Site Plan**

The site plan depicts a proposed supper club located on the first floor in the northeast portion of an approved parking garage. An outside dining area is located on the north side of the supper club, and access to the supper club is provided by stairs and a ramp to the sidewalk along Dewey

Drive to the north and stairs to Polaris Avenue to the east. Setbacks to both Dewey Drive to the north and Polaris Avenue to the east are 20 feet. Vehicular access will remain with the previously approved driveway along the west side of the site.

Additional changes to the southern portion of the site include a relocated trash enclosure and 2 new loading spaces on the east side of the existing convenience store and warehouse.

Landscaping

The pedestrian realm depicted on both Dewey Drive and Polaris Avenue is consistent with the guidelines within the Stadium District Plan accepted by the Board of County Commissioners in June 2021. For example, the plans maintain the existing attached sidewalks, followed by a 5 foot wide landscape strip, another 10 foot wide walkway, and a 5 foot wide landscape strip. This will create a total of 15 foot wide walkways (5 foot wide sidewalk and a 10 foot wide walkway) combined with 10 feet of landscaping (two 5 foot wide landscape strips).

The southern portion of the site will maintain the existing 9 foot wide and 7 foot wide landscape strips with the attached sidewalk along Polaris Avenue to the east of the convenience store and gasoline station.

Elevations

Materials for the exterior of the supper club will include a painted aluminum fascia, glass overhead roll-up doors, metal railing, and a painted concrete retaining wall.

Floor Plans

The 16,663 square foot supper club will include an outdoor dining terrace, main dining room, bar, 2 private dining rooms, kitchen, office suite, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the proposed supper club use, design, and pedestrian realm are all appropriate for the area and compliment the abutting Allegiant Stadium.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-20-0294	Parking garage	Approved by BCC	August 2020
VC-0321-99	Turf landscaping	Approved by PC	April 1999
VC-1118-97	75 foot high freestanding sign	Approved by PC	August 1997
UC-0752-97	100 foot high flag pole	Approved by BCC	July 1997

**Prior Land Use Requests**

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

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current 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 Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The proposed supper club is an appropriate use for the area around Allegiant Stadium. The use will provide an additional amenity for patrons before and after events at the stadium. In addition, the use will help transform the existing industrial area to an entertainment district, which is consistent with the goals of the recently accepted Stadium District Plan.

Design Review

The design of the supper club includes pedestrian access to both Dewey Drive and Polaris Avenue. The pedestrian access, along with the outside dining and the location of the supper club near the street frontages, helps create a strong pedestrian connection for the evolving entertainment area and activates the pedestrian realm. In addition, the sidewalks and street landscaping are consistent with the design recommendations in the Stadium District Plan. As a result, staff can support the request.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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;
- If required by the traffic study, a queuing analysis must be approved by Public Works - Development Review Division.
- Applicant is advised that off-site improvement permits may be required.

**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:** TIMOTHY P. HERBST

**CONTACT:** CASSANDRA WORRELL, 520 SOUTH FOURTH STREET, LAS VEGAS, NV  
89101



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <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 #)	<b>STAFF</b> APP. NUMBER: <u>UNC-21-0412</u> DATE FILED: <u>8/4/21</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>9/14/21</u> PC MEETING DATE: <u>10/5/21</u> BCC MEETING DATE: _____ FEE: <u>\$1,350</u>
	<b>PROPERTY OWNER</b> NAME: <u>Herbst Family Limited Partnership II</u> ADDRESS: <u>5195 S. Las Vegas Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.798.6400</u> CELL: <u>702.327.0291</u> E-MAIL: <u>tpherbst@terribleherbst.com</u>
	<b>APPLICANT</b> NAME: <u>Timothy P. Herbst - Trustee Timothy</u> ADDRESS: <u>5195 S. Las Vegas Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.798.6400</u> CELL: <u>702.327.0291</u> E-MAIL: <u>tpherbst@terribleherbst.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b> NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>	

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

PROPERTY ADDRESS and/or CROSS STREETS: Polaris Ave & Russell Rd.

PROJECT DESCRIPTION: Proposed Supper Club

(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.

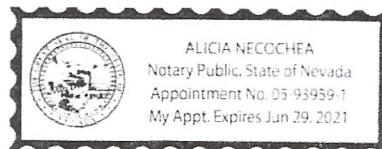
Timothy P. Herbst  
 Property Owner (Signature)\*  
 AN Nevada Nevada  
 STATE OF \_\_\_\_\_  
 COUNTY OF CLARK

Timothy P. Herbst  
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON June 3 2021 (DATE)

By Timothy P. Herbst

NOTARY PUBLIC: Alicia Neccochea



\*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.

LAW OFFICE

*Brown, Brown & Premsrirut*

JAY H. BROWN  
DAVID T. BROWN  
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS  
520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563  
FACSMILE: (702) 385-1023  
EMAIL: jbrown@brownlawlv.com

June 25, 2019

Clark County Comprehensive Planning  
Current Planning Division  
500 Grand Central Parkway  
Las Vegas Nevada 89155

**RE: Supper Club within a portion of an approved Parking garage.  
Polaris Ave & Russell Rd.**

**Justification Letter: Special Use Permit; Design Review for the  
Supper club; and Waiver of Development Standards to  
maintain the existing streetscape a portion of the site (a portion  
of the Polaris Avenue frontage).**

**Assessors' Parcel Numbers: - 162-29-401-013, 162-29-401-014 &  
162-29-401-016.**

**To Whom It May Concern:**

On behalf of our Client, Herbst Family Limited Partnership II, we respectfully submit this application package for a proposed Supper Club within a previously approved Parking Garage (WS-20-0294). The proposed project is located within a portion of an approved parking structure on the southwest corner of Dewey Drive and Polaris Avenue across the street (west) from the Allegiant Stadium. The parcels included in the application are all zoned M-1 and consists of 4.03 acres. The approved parking structure is on a portion of the parcels included in the application.

**Project Description:**

The proposed Supper Club is in a portion of the garage on the northern portion of the site on parcel number 162-29-401-013 & a portion of 162-



29-401-014. The approved garage and proposed supper club are located to the west of the Allegiant Stadium.

The trash enclosure, loading spaces and other existing buildings and uses are located on parcel 162-29-401-016.

The proposed Supper Club is a total of 18,305 square feet and is located northeastern portion of the 4.03 acre site. The primary vehicular access to the site is from Dewey Drive on the north property line to the interior of the parking structure. The building is set back 20 feet from the north and east property lines. A total of 713 parking spaces (including motorcycle spaces) are provided within the approved garage. The Supper Club requires 160 spaces which are provided all within the garage.

**Landscaping:**

The streetscape and landscaping provided along both Dewey Drive are per Code and the recently approved Stadium Overlay District which consists of the existing five (5) foot wide sidewalk, a five (5) foot wide of landscaping strip, a ten (10) foot wide sidewalk and an additional five (5) feet of landscaping along both Dewey Drive and Polaris Avenue. The landscape provided complies with Code requirements.

**Elevation:**

The previously approved parking garage (WS-20-0294) is 4 stories up to an overall height of 49 feet 4 inches to the top of the parapet. Vehicular access to the parking garage is from the north on Dewey Drive via controlled access gate within the first level of the garage. The Supper Club is located in a portion of level 1 of the parking garage. The design of the façade of the garage area proposed for the subject Supper Club consists of a painted EIFS system, contrasting painted aluminum fascia, painted concrete retaining walls and folding/overhead glass doors. The outside

dining area is surround by the required protective fence and is located at a higher grade than the streetscape.

**Special Use Permit:**

A proposed supper club in an M-1 Zone.

**Justification**

The proposed Supper Club is an appropriate and compatible use for the site, the adjacent area, and the Allegiant Stadium to the east. The use is in a portion of the parking structure that was set aside for future development when the garage was designed and approved. The use is located on the corner of an arterial street Dewey Dr. and Polaris Avenue which is a collector street.

**Design Reviews:**

A proposed Supper Club in an M-1 zone.

**Justification:**

The proposed design elements enhance the portion of the façade of garage and breaks as the frontage of the building with the design elements that comply with requirement as outlined in Title 30. The design complements the Allegiant Stadium to the east and the design of the street frontage complies with the design elements of Stadium District. The use and design are appropriate, complements and enhances the immediate and general area.

**Waiver of Development Standards:**

**Allow the existing landscape and attached sidewalk to remain along the southern portion of the site (parcel 162-29-401-016).**

**Justification:**

A portion of this parcel which is included in the overall site is redesigned to accommodate trash enclosure and load spaces for the site. The design of this portion of the site consists of the existing five (5) foot wide sidewalk and a seven (7) to nine (9) plus foot wide landscape strip. This portion of the site already has existing developments and uses including a convenience store, gasoline sales canopy, warehouse and offices uses. The existing buildings and uses will remain on this portion of the site. Therefore, redesigning of the frontage will impact the existing building uses and parking which will not help enhance the proposed use, approved garage, or area. Resulting in this request to maintain the existing conditions at this portion of the site.

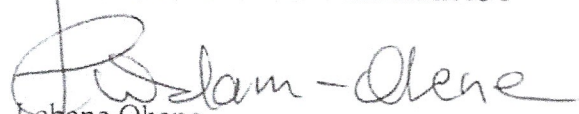
The proposed application is appropriate and compatible with the existing uses in the area and complies with the general goals and policies outlined in the Comprehensive Plan for the redevelopment of an existing site to enhance and complement existing uses.

We appreciate your consideration in the review and positive recommendation for the applications and the design of the Supper Club.

Please contact me at 702-598-1429, if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT

  
Lebene Ohene  
Land Use and Development Consultant

10/05/21 PC AGENDA SHEET

SUPPER CLUB  
(TITLE 30)

TROPICANA AVE/MARYLAND PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0425-PARADISE GARDENS SHOPPING CENTER, LLC:**

**USE PERMITS** for the following: **1)** reduce the separation from an on-premises consumption of alcohol (supper club) to a residential use; and **2)** reduce the separation from an on-premises consumption of alcohol (tavern) to a residential use in conjunction with an existing shopping center on a portion of 6.8 acres in a C-2 (General Commercial) (AE-60) Zone in the Midtown Maryland Parkway District.

Generally located on the south side of Tropicana Avenue, approximately 360 feet west of Maryland Parkway within Paradise. JG/sd/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-27-502-002 thru 005 ptn

**USE PERMITS:**

1. Reduce the separation from an on-premises consumption of alcohol (supper club) to a residential use to 17 feet where 200 feet is required per Table 30.44-1 (a 91.5% reduction).
2. Reduce the separation from an on-premises consumption of alcohol (tavern) to a residential use to 78 feet where 200 feet is required per Table 30.44-1 (a 61% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 1131 (Suite J) & 1097 Tropicana Avenue
- Site Acreage: 6.8 (portion)
- Project Type: Supper club & tavern
- Square Feet: 2,400 (Queens restaurant)/3,480 (Kings restaurant)
- Parking Required/Provided: 263/525

Site Plans

The plans depict a proposed supper club that will occupy a leased suite and a proposed tavern that will occupy a nearby suite within the University Plaza shopping center. The applicant states that both businesses will incorporate an African and Caribbean theme. One of the supper club will be called Queens Caribbean African Restaurant and the tavern will be Kings Caribbean African Restaurant. Access to the shopping center is from Maryland Parkway and Tropicana Avenue.

Landscaping

Landscaping is not a part of this application.

Elevations

The pictures submitted show an existing retail shopping center that is 1 story in height with a flat roof behind parapet walls. The stucco surface of the exterior features architectural enhancements and painted a neutral color.

Floor Plans

The plans submitted by the applicant show 2 separate units that will be called Queens Caribbean Restaurant (2,400 square feet) and Kings Caribbean Restaurant (3,840 square feet). The plans show seating areas, bars, kitchens with prep areas, restrooms, office's, waitress stations, stage's, and storage areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the use permit is to open and operate a restaurant with various tastes of African and Caribbean food, with a lounge to express their culture through dance. Among the regular uses as a restaurant and supper club, the applicant states that other events may include family reunions, wedding after parties, and annual cultural dance events. In addition, the applicant has stated that there will be no outside dining or drinking, and live entertainment will be conducted inside. Hours of operation will be from 11:00 a.m. to 4:00 a.m. for the restaurant and 10:00 p.m. to 4:00 a.m. for live entertainment.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0916-06	Massage establishment	Approved by BCC	August 2006
UC-0738-04	Check cashing facility	Approved by PC	June 2004

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
South	Commercial General (Multiple Family Residential-High density (25 du/ac))	R-4	Multiple family residential
North	Public Facilities	P-F	UNLV
East	Commercial General	C-2	Shopping center
West	Commercial General	U-V	Retail & residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

Staff finds that the proposed uses comply with Urban Land Use Policy 7 of the Comprehensive Master Plan, which encourages land uses that are complementary and of similar scale and intensity. The uses are compatible and appropriate with the existing and adjacent commercial uses and should not have an adverse or negative impact on the surrounding area or shopping center. Abundant parking is available to accommodate all tenants and commercial uses. The proposed businesses place no additional demands on the site in terms of required parking, landscaping, or other design or utility service features. In addition, the front entrances to these 2 businesses are in the area facing away from the residential properties and there is a property line wall separating the 2 properties; 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has

been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Traffic study and compliance.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ROSELINE DIKE-WINSTON

**CONTACT:** ROSELINE DIKE-WINSTON, P.O. BOX 71373, LAS VEGAS, NV 89170

DRAFT



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-21-0425</u> DATE FILED: <u>8/9/24</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>9/14/21</u> PC MEETING DATE: <u>10/5/21</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Brian Adams</u> ADDRESS: <u>400 S. Rampart Blvd ST220</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702 525 1065</u> CELL: <u>702 525 1068</u> E-MAIL: <u>Kanskyal.north.cap.com</u>
	<b>APPLICANT</b>  NAME: <u>ROSELINE DIKE-WINSTON</u> ADDRESS: <u>P.O. Box 71373</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89170</u> TELEPHONE: <u>702 844 9229</u> CELL: <u>702 844 9229</u> E-MAIL: <u>YCDivine62@gmail.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>ROSELINE DIKE-WINSTON</u> ADDRESS: <u>P.O. Box 71373</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89170</u> TELEPHONE: <u>702 844 9229</u> CELL: <u>702 844 9229</u> E-MAIL: <u>YCDivine62@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-27-502-003 / + 002  
 PROPERTY ADDRESS and/or CROSS STREETS: 1131 E Tropicana AV ST J Las Vegas NV 89119  
 PROJECT DESCRIPTION: Service and Supper Club bar

(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) Brian Adams G.P. Paradise Gardens S.C, LLC  
 STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC: See CA Junat

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



**From:**

**Queen's Caribbean African Restaurant & Lounge**

**King's Caribbean African Restaurant and Lounge**

**RE: Special Use Permit Application-Justification letter**

This application is a request for Special Use Permit to allow us to represent, celebrate the cultural heritages of Africa and The Caribbeans.

To promote and improve relations and understanding among the many diverse ethnic and cultural segments of our beloved city.

We are asking to be allowed to operate a restaurant with various taste of African and Caribbean food, a lounge to express our culture through Dance, the impact of African Dance on the mainstream culture is endless. Our fashion and music bring our friends and family closer home to African and The Caribbeans.

A gathering for birthday parties, wedding after party events, Family reunion, Countries independence celebrations to mention but a few.

This permit further allows us to provide a platform for the African Caribbean Diaspora in Las Vegas and surroundings to connect and network. We love sharing African and Caribbean culture with all Las Vegas residents and Tourist.

Hours of operation;

Restaurant hours 11Am-4AM

Live entertainment: 10PM-4AM

Live entertainment types;

Live DJs, Music, and Dancing.

Is there going to be outdoor dining/Drinking: NO

Will live entertainment be outside? No.

Thank you for your consideration of this request.

10/05/21 PC AGENDA SHEET

VEHICLE WASH  
(TITLE 30)

FLAMINGO RD/MOUNTAIN VISTA ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0434-GILL EXPRESS, INC:**

**USE PERMIT** for reduced setback.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) cross access; 2) landscaping (required trees); and 3) reduced throat depth.

**DESIGN REVIEW** for a proposed vehicle wash establishment on 1.2 acres in a C-1 (Local Business) Zone.

Generally located on the north side of Flamingo Road, 155 feet east of Mountain Vista Street within Paradise. TS/jor/jd (For possible action)

---

**RELATED INFORMATION:**

**APN:**

161-17-801-008

**USE PERMIT:**

Reduce the setback of a proposed vehicle wash establishment to 147 feet where 200 feet is required from a residential use per Table 30.44-1 (a 27% decrease).

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate the cross access requirement between the subject parcel and the existing properties to the east and west where required per Table 30.56-2.
2.
  - a. Eliminate the required trees within a landscape strip adjacent to Flamingo Road where required per Figure 30.64-17.
  - b. Allow alternative landscaping within a landscape strip adjacent to a less intense use (residential use to the north) where required per Figure 30.64-11.
3. Reduce the driveway throat depth to 5 feet, 6 inches where 25 feet is required per Clark County Uniform Standard Drawing 222.1 (a 78% decrease).

**DESIGN REVIEW:**

Design review for a proposed vehicle wash establishment.

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL GENERAL

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: N/A
- Site Acreage: 1.2
- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 3,897
- Parking Required/Provided: 3/3

#### Site Plan

The site plan depicts a proposed vehicle wash establishment on the north side of Flamingo Road, 155 feet east of Mountain Vista Street. Access to the site is provided via 1 driveway on the southeast corner of the parcel, adjacent to Flamingo Road. The site design includes 1 vehicular loop which flows in a counterclockwise direction. Vehicles entering the establishment will drive along the east property line heading north towards the 3 pay station queuing areas. The patrons may head south toward the vehicle wash building or they can head east toward the 26 vacuum stall stations centrally located on the site.

In addition, the site was designed to encompass existing utility easements which shaped the overall design of this establishment. First, along the south property line (adjacent to Flamingo Road), there is an existing 39 foot, 6 inch wide Las Vegas Valley Water District (LVVWD) easement. Secondly, there is an existing 40 foot wide Southern Nevada Water Authority (SNWA) utility easement on the northern half of the parcel which runs from the northeastern corner of the subject parcel and travels in a southwestern direction. Lastly, there is an existing 10 foot wide NV Energy easement along the entire length of the north property line.

There is an existing 6 foot high CMU block wall along the north property line adjacent to a multiple family residential building. The east property line includes an existing 3 foot high CMU block wall with a 3 foot high chain-link fence on top. The west property line includes an existing 6 foot high CMU block wall adjacent to an existing convenience store and gasoline station. The applicant is proposing an additional 6 foot high screen wall on the subject property adjacent to the existing screen wall along the east property line. All existing screening will remain on-site.

The applicant is requesting to reduce the proposed vehicle wash establishment setback to 147 feet where a 200 foot setback is required from a residential use to the north as required per Title 30. Furthermore, the applicant is also requesting waivers for required trees within landscape planters adjacent to Flamingo Road and adjacent to the residential use to the north. Lastly, the applicant is requesting to waive cross access from the parcels to the east and west and a waiver to reduce the driveway throat depth.

### Landscaping

The applicant is proposing shrubs only in areas that have designated easements. For example, the landscape plan depicts a 10 foot wide landscape strip that is within an existing 10 foot wide NV energy easement along the north property line. Per submitted correspondence between the applicant and NV Energy, only shrubs are permitted within this landscape strip; therefore, the applicant is proposing an additional 10 foot wide landscape buffer south of the NV Energy easement. This additional landscape buffer includes 24 inch box trees spaced 10 feet apart. This additional landscape buffer will include trees for the majority of the landscape buffer except for when the landscape buffer encroaches into the Southern Nevada Water Authority (SNWA) easement (northeast corner of the parcel).

The applicant also submitted correspondence from SNWA stating that the 40 foot wide utility easement from the northeast corner which runs in a southwestern direction can be utilized but limiting the applicant to only having shrubs in this area as well.

Along the south property line (adjacent to Flamingo Road), there is an existing 39 foot, 6 inch wide Las Vegas Valley Water District (LVVWD) easement. The applicant also submitted correspondence from LVVWD that only shrubs are permitted within this landscape strip; therefore, the applicant is requesting to waive required trees within a landscape strip that is adjacent to a collector street Flamingo Road use Figure 30.64-17.

Furthermore, the applicant is proposing a landscape strip along the west property line that is a minimum of 15 feet wide and expands to 30 feet wide, and the majority of this landscape strip includes 24 inch box trees spaced 20 feet apart. Along the east property line, the applicant is proposing a 6 foot wide landscape planter which will include 5 gallon shrubs. Lastly, landscaping is found around the vacuum stall areas and on the north and south sides of the vehicle wash building.

### Elevations

The elevation plans depict a vehicle wash building with an overall height of 30 feet. The design of the building features varying roof heights and decorative exterior finishes such as stucco reveals, parapet caps, awning and tie rods, painted CMU block walls, and storefront window and door systems. The north facing elevation features the vehicle wash tunnel entrance, and the south facing elevation features the vehicle wash exit. The east facing elevation faces the commercial use to the west, this elevation features a CMU block wall and 2 windows. The west facing elevation features 3 sets of windows where customers can view their vehicles in the wash tunnel.

### Floor Plans

The submitted floor plan depicts a mechanical room, restrooms, office, lobby area, and vehicle wash tunnel.

### Signage

Signage is not a part of this request.

**Applicant's Justification**

Per the applicant, the proposed vehicle wash establishment will include a vehicle wash building which will feature modern architecture that is complementary to the commercial uses in the area. The vehicle wash building will be orientated towards the southern portion of the site, which provides a 147 foot setback from the residential use to the north where 200 feet is required. There are 3 existing easements on-site which the applicant must utilize in the overall design of the proposed vehicle wash that are as follows: 10 foot wide NV Energy easement along the north property line; a 39 foot, 6 inch Las Vegas Valley Water District easement along the south property line; and a 40 foot wide diagonally oriented Southern Nevada Water Authority easement. The applicant provided written correspondence that development is allowed on the easements as long as trees were not planted within the easements, however shrubs are permitted. Furthermore, an additional 10 foot wide landscape buffer with trees will be implemented south of the NV Energy easement adjacent to the north property line. The applicant is also requesting to eliminate required cross access from the parcels to the east and the west. The request is warranted since the parcels to the east and west are fully developed and offer no option to add cross access. Lastly, the request to reduce the driveway throat depth is necessary due to the vehicles exiting the vehicle wash building. The applicant designed the site while incorporating existing easements on site that cannot be vacated.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-18-0433	Mini-warehouse establishment with waivers to reduce landscaping, waived exterior siding design standards, and driveway geometrics - expired	Approved by BCC	August 2018
ZC-0045-94	Reclassified the project site to C-1 zoning	Approved by BCC	February 1994

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-3	Multiple family residential
South	Commercial General	C-2	Retail & convenience store with gasoline station
East	Commercial General	C-2	Shopping center
West	Commercial General	C-1	Convenience store with gasoline station

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current 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 Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The applicant is requesting to reduce the setback of a proposed vehicle wash establishment to 147 feet where 200 feet is required from a residential use per Table 30.44-1 (a 27% decrease). Staff does not object to the applicant's request since the site was developed to place the proposed vehicle wash building as far away from the residential use to the north as possible. An existing convenience store to the west is set back approximately 35 feet from the residential use to the north where 200 feet is required per code, and some of the retail buildings to the east are set back 40 feet from the residential use to the north. Staff is in support of 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.

#### Waiver of Development Standards #1

The applicants requesting to eliminate the cross access requirement between the subject parcel and the existing properties to the east and west where required per Table 30.56-2. Staff finds that the request is warranted since the parcel to the west has an existing CMU block wall along the west property line of the subject parcel. The business to the west does not provide future cross access with the subject parcel. Furthermore, the parcel to the east is also fully developed with an existing landscape planter. Cross access is not feasible with the site design since vehicular circulation is encouraged to remain within the site to utilize the vehicle wash, and all vehicles must enter and exit at the proposed driveway along the south property line. Staff supports this request.

#### Waiver of Development Standards #2a

The applicant is requesting to eliminate the required trees within a landscape strip adjacent to Flamingo Road where required per Figure 30.64-17. The plans show that there is an existing 39 foot, 6 inch wide Las Vegas Valley Water District (LVVWD) easement. Per the submitted correspondence from LVVWD staff, the applicant is permitted to develop the site; however, trees cannot be planted within this area. The landscape plans show that there are over 80 shrubs to be planted within this landscape strip, while maintaining the appropriate sight visibility zones. The applicant is still providing a minimum 15 foot wide landscape planter as required per Title 30 since there is an existing attached sidewalk. Since the applicant did not request to eliminate the landscaping completely while maintaining the existing easement, staff can support this request.

Waiver of Development Standards #2b

The applicant is requesting to allow alternative landscaping when adjacent to a less intense use (residential use to the north) where landscaping is required per Figure 30.64-11. The landscape plan depicts a 10 foot wide landscape strip that is within an existing 10 foot wide NV energy easement. The applicant submitted correspondence from NV Energy stating that only shrubs are permitted within the proposed landscape strip. The site plan shows that there is an existing CMU block wall to remain along the north property line, and there is additional 12 feet of landscaping north of the existing block wall. The proposed landscape plan includes a 10 foot wide landscape strip with over 50 shrubs on the applicant's property. Staff finds that since NV Energy will not allow trees to be planted within this easement, it has created an undue hardship for the applicant. The landscape plan shows an additional 10 foot wide landscape buffer south of the NV Energy easement. The additional landscape buffer includes 24 inch box trees spaced every 10 feet. Although the northeast corner will not have the required trees adjacent to a less intense use, the applicant is providing a wider landscape strip and trees where the easement is not present along the north property line. Due to the aforementioned factors, staff can support this request.

Design Review

The site is harmonious with the commercial properties to the east, west, and south. The overall design is aesthetically pleasing and will be a positive addition to the Flamingo Road streetscape. Staff supports this request.

**Public Works - Development Review**

Waiver of Development Standards #3

Staff has no objection to the reduction in the throat depth for the Flamingo Road commercial driveway, provided that Nevada Department of Transportation (NDOT) approves the request.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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;
- Nevada Department of Transportation approval.

**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 #0240-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GILL EXPRESS INC

**CONTACT:** SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS RD., LAS VEGAS, NV 89119

**DRAFT**





# LAND USE APPLICATION

# PLANNER COPY

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <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 #)	<b>STAFF</b>  APP. NUMBER: <u>UC-21-0434</u> DATE FILED: <u>8/11/21</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>9/14/2021</u> PC MEETING DATE: <u>10/5/21</u> BCC MEETING DATE: _____ FEE: <u>\$675 (UC), \$675 (DR), \$475 (WS)</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Gill Express INC.</u> ADDRESS: <u>11509 Harrington</u> CITY: <u>Bakersfield</u> STATE: <u>CA</u> ZIP: <u>93311</u> TELEPHONE: <u>1-661-717-8562</u> CELL: <u>1-661-717-8562</u> E-MAIL: <u>randy@gillexpress.com</u>
	<b>APPLICANT</b>  NAME: <u>Gill Express INC.</u> ADDRESS: <u>11509 Harrington</u> CITY: <u>Bakersfield</u> STATE: <u>CA</u> ZIP: <u>93311</u> TELEPHONE: <u>1-661-717-8562</u> CELL: <u>1-661-717-8562</u> E-MAIL: <u>randy@gillexpress.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>SUZANA RUTAR Architect Ltd. (Simona Stephens)</u> ADDRESS: <u>1950 E. Warm Springs Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-263-6176</u> CELL: <u>702-234-3865</u> E-MAIL: <u>Simona@SRutar.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-17-801-008

PROPERTY ADDRESS and/or CROSS STREETS: Flamingo, near Mountain Vista

PROJECT DESCRIPTION: New construction of carwash buildings and vacuum canopies

(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 an "Required" sign on said property for the purpose of advising the public of the proposed application.

[Signature]  
Property Owner (Signature)\*

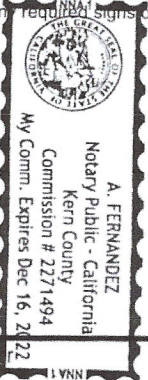
Jatinder Singh Gill  
Property Owner (Print)

STATE OF CA  
COUNTY OF Kern

SUBSCRIBED AND SWORN BEFORE ME ON 3/15/2021 (DATE)

By Jatinder Singh Gill  
NOTARY PUBLIC: [Signature]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.



\*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.

RUTAR

SUZANA RUTAR, Architect Ltd.,  
A Professional Corporation

August 9, 2021

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

Re: **Design Review and Use Permit  
Justification Letter**  
APN # 161-17-801-008

UC-21-0434  
PLANNER  
COPY

Jillee Opiniano-Rowland,

This is a Justification Letter for the above referenced property. The above referenced property is zoned C-1 (Limited Commercial District) with planned land use as CG (Commercial General). We are proposing to construct a freestanding carwash with vacuum canopies as described below.

We are proposing to build a Carwash which will be one (1) story, 30'-0" in height and proposed to be at 3,897 square feet in area. The carwash building is designed to have four-sided architecture, utilizing various materials, textures and colors.

There are several easements within the site, to the north, there is a 10'-0" Nevada Power and Central Telephone easement (Book 514, Document No. 47326, recorded April 29, 1975), to the south of the property line, there is a 39'-6" Las Vegas Valley Water District easement (Book No. 921206 Instrument No. 01307 recorded December 6, 1997) and a 40'-0" diagonal utility easement to the United States ( Document No. 47810 recorded September 3, 1970). Per documents and correspondence emails with NV Energy and Las Vegas Valley Water District, no structures or trees are allowed within the easements, only driveway improvements, pavement and curb, landscape rock and shrubs.

Parking is provided per Table 30.60-1, 3 spaces are required with 1 of them being handicap, however, we are providing 3 with 1 of them being handicap. There are also 26 vacuum spaces which are not counted towards total of parking spaces.

With this application for Design Review, we are also requesting the approval of the Permit Use:

1. Reduction in separation of Carwash to the residential zone to the north of parcel, we have provided 147'-0" where 200'-0" is required. Since there are minimum requirements that need to be met at the exit of carwash (distance for the car to exit straight before it can turn) we cannot shorten that distance and since there are also landscape requirements along the right-of-way and since there is also an easement, we cannot provide a proper separation. There is dense landscape provided where allowed (outside the easement areas) in lieu of proving 200'-0" separation.

1950 E. Warm Springs Road · Las Vegas, Nevada 89119  
Phone: (702) 263-6176 · Fax: 1 (844) 361-2582  
Email: Simona@SRutar.com

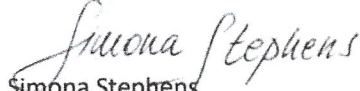
SUZANA RUTAR, Architect Ltd.,  
A Professional Corporation

With this application for Design Review, we are also requesting the approval of the following Waivers of Development Standards:

1. Reduce the throat depth from 25'-0" required to 5'-6" , as indicated on the site plan. At west side of the driveway, deeper throat depth cannot be provided due to minimum requirement that need to be met at the exit of carwash (distance for the car to exit straight before it can turn) and cannot move the carwash since it would start to encroach into the easement as well as further reduce the separation from residential.
2. Request to eliminate the requirement to provide cross-access between the adjacent sites. Carwash is set up to follow a specific circulation on site, the arrows on site indicate the flow of traffic, the stacking and the entry to the carwash and vacuums. Adding cross-access would disturb the operations of the carwash and therefore affect the carwash operations.
3. Eliminate the required trees within landscape strip adjacent to Flamingo Road required per Figure 30.64-17 since trees would be located within 39'-6" Las Vegas Valley Water Easement where no structures, parking or trees allowed. Shrubs are still being provided.
4. Eliminate the required trees within landscape strip adjacent to a less intense use (residential use to the north) as required per Figure 30.64-11 since the trees would be located within 10'-0" NV Energy Easement where no structures, parking or trees allowed. Shrubs are still being provided.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 702- 263-6176 or email me at [Simona@SRutar.com](mailto:Simona@SRutar.com).

Sincerely,



Simona Stephens  
Project Architect

SUZANA RUTAR Architect Ltd.  
A Professional Corporation

1950 E. Warm Springs Road · Las Vegas, Nevada 89119  
Phone: (702) 263-6176 · Fax: 1 (844) 361-2582  
Email: [Simona@SRutar.com](mailto:Simona@SRutar.com)

10/05/21 PC AGENDA SHEET

PERSONAL SERVICES  
(TITLE 30)

SUNSET RD/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0435-HARSCH INVESTMENT PROPERTIES, LLC:**

**USE PERMIT** for personal services (beauty salon) within an existing commercial/industrial complex on a portion of 2.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the north side of Sunset Road, 200 feet east of Pecos Road within Paradise. JG/nr/jo (For possible action)

---

RELATED INFORMATION:

**APN:**

161-31-410-006 ptn

**LAND USE PLAN:**

WINCHESTER/PARADISE BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3460 E. Sunset Road, Suite G
- Site Acreage: 2.6 (portion)
- Project Type: Personal services (beauty salon)
- Number of Stories: 1
- Square Feet: 1,329 (lease area)
- Parking Required/Provided: 256/478

Site Plan

The request is for a beauty salon within an existing commercial/industrial complex. The existing in-line commercial building runs along the north property line. Access to the site is from both Sunset Road and Pecos Road. No additional parking spaces are required for the proposed use.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The photos depict a 1 story in-line commercial building constructed of stucco and stone veneer. The front of the building faces Sunset Road.

Floor Plans

The proposed beauty salon is located in a 1,329 square foot lease space (Suite G) in the center portion of the building. The salon consists of a reception area, retail/services with salon space, wash room, storage area, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use would be compatible with the existing retail and sales tenants within the in-line commercial building.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-18-0802	Personal services (tanning salon/beauty salon)	Approved by PC	December 2018
AR-18-400189 (UC-0489-17)	First application for review of a day spa within an existing commercial/industrial complex	Approved by PC	October 2018
UC-0489-17	Proposed day spa within an existing commercial/industrial complex	Approved by PC	August 2017
UC-0682-13	Secondhand sales for vintage musical instruments and used books in 2 separate suites	Approved by PC	December 2013
UC-0126-12	Secondhand sales for high end designer merchandise	Approved by PC	May 2012
UC-0588-10	Health club	Approved by PC	February 2011
UC-0898-01	Allowed office and retail uses as a principal use within an existing office/warehouse complex	Approved by PC	August 2001
UC-045-97	Allowed a tanning salon in the subject suite - expired	Approved by PC	February 1997

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Business and Design/Research Park	M-D	Retail, office, & office/warehouse uses
South	Office Professional & Commercial Neighborhood	C-P & C-1	Offices, convenience store, & gasoline station

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

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

Staff finds similar uses have been approved on the property in the past and the proposed use is compatible with the surrounding area. The beauty salon will be located in a building that is already operating with retail and office uses previously approved by a use permit (UC-0898-01) and alongside a tanning salon with a hair salon (UC-18-0802); therefore, staff can support this request.

### **Department of Aviation**

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

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- 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.

**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:** JASMINE JASPER

**CONTACT:** JASMINE JASPER, J THE ARTIST, LLC, 1651 AMERICAN PACIFIC DRIVE  
#16301, HENDERSON, NV 89074

DRAFT

APR 21-10/071



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input checked="" type="checkbox"/> <b>USE PERMIT (UC)</b> <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 #)	<b>STAFF</b> APP. NUMBER: <u>UC-21-0435</u> DATE FILED: <u>8/11/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>9/14/21</u> PC MEETING DATE: <u>10/05/21</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	<b>PROPERTY OWNER</b> NAME: <u>Harsch Investment Properties, LLC</u> ADDRESS: <u>1121 SW Salmon St. 5th Floor</u> CITY: <u>Portland</u> STATE: <u>OR</u> ZIP: <u>97205</u> TELEPHONE: <u>702-362-1400</u> CELL: <u>702-303-4324</u> E-MAIL: <u>natashac@harsch.com</u>
	<b>APPLICANT</b> NAME: <u>Jamine Jasper</u> ADDRESS: <u>1651 American Pacific Drive #16301</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: _____      CELL: <u>805-674-1127</u> E-MAIL: <u>j.thelashartist@gmail.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: <u>Jamine Jasper</u> ADDRESS: <u>1651 American Pacific Drive #16301</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: _____      CELL: <u>805-674-1127</u> E-MAIL: <u>j.thelashartist@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-31-410-006

PROPERTY ADDRESS and/or CROSS STREETS: 3460 E. Sunset Rd @ Pecos

PROJECT DESCRIPTION: Personal Services (Beauty Salon)

(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.

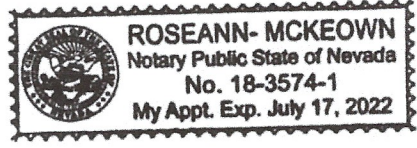
Natasha Conner  
 Property Owner (Signature)\*

Natasha Conner  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON July 28, 2021 (DATE)

By Natasha Conner  
 NOTARY PUBLIC: Roseann Mckeown



\*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.

6



July 28, 2021

Clark County  
Department of Comprehensive Planning  
500 S. Grand Central Parkway, 1<sup>st</sup> floor  
Las Vegas, NV 89155

**PLANNER  
COPY**

UC-21-0435

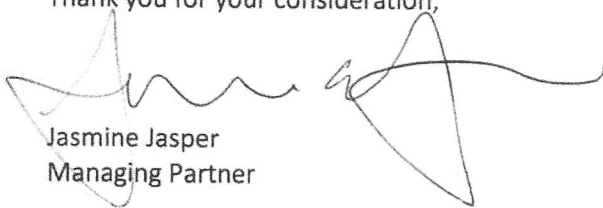
RE: Justification Letter – J the Artist, LLC  
3460 E. Sunset Rd. Suite G  
APN 161-31-410-006

I am submitting a land use application to allow a lease space in an M-D zoned property to be used for a retail/service use. The property is currently operating as a retail center. The space I am renting is 1,329 square feet. My business is a lash studio and facial service. The property is now occupied solely by retail tenants including a beauty shop who was previously granted a special use permit to operate under this zoning. The shopping center has 478 parking spaces where only 256 spaces are available.

My business consists of several operators providing eye lash extensions, facials, eyebrow services and lash application training. Hour of operations will be 10 a.m. to 7 p.m. Monday through Saturday. I will be starting with 4 beauty technicians with possibility to grow to 10.

If you have any questions or concerns, please contact me at 805-674-1127 or [j.theartist@gmail.com](mailto:j.theartist@gmail.com).

Thank you for your consideration,



Jasmine Jasper  
Managing Partner

FREESTANDING SIGN  
(TITLE 30)

BELL DR/PARADISE RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-21-0427-LAS VEGAS AIRPORT CENTER, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased sign area; 2) increased animated sign (electronic message unit) area; and 3) reduced setback.

**DESIGN REVIEW** for a proposed freestanding sign in conjunction with an existing commercial center on 2.8 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/jor/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**

162-27-101-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the overall sign area of a proposed freestanding sign to 540 square feet where 368 square feet is permitted per Table 30.72-1 (a 47% increase).
2. Increase the animated (electronic message unit) sign area of a proposed freestanding sign to 134 square feet where 100 square feet is permitted per Table 30.72-1 (a 34% increase).
3. Reduce the setback of a proposed freestanding sign adjacent to the right-of-way (Paradise Road) to 5 feet where 10 feet is required per Table 30.72-1 and Section 30.56.040 (a 50% decrease).

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5030 Paradise Road
- Site Acreage: 2.8
- Project Type: Freestanding sign
- Sign Height (feet): 36
- Square Feet: 540 (proposed overall sign area)/134 (animated – electronic message unit)

### Site Plan

The site plan depicts an existing commercial center on the southeast corner of Bell Drive and Paradise Road. Currently, there are 3 commercial buildings on the west half of the subject parcel and 1 on the northeast corner. Parking is located in between the buildings and along the east half of the site. Per the applicant, the entire commercial center is under renovation with modern exterior finishes and new landscaping. There is an existing freestanding sign along the west property line, approximately 75 feet south of the northwesternmost building. The applicant is requesting to demolish this existing sign and construct a new and more modern freestanding sign on the northwest corner of the site. The proposed freestanding sign will be set back 5 feet from the west property line (adjacent to Paradise Road) where 10 feet is required, 11 feet from the commercial building to the east, and 22 feet from the north property line (adjacent to Bell Drive).

### Signage

The submitted plans depict a freestanding sign with an overall height of 36 feet. The freestanding sign design includes a triangular airplane wing shaped panel with a designated logo at the top, and the animated sign (electronic message unit) area is located in the middle. Black, grey, and white square tubes constructed and fastened in an angled direction, support the sign. A small flush mounted panel for the site's address numbers is located below the animated sign (electronic message unit) area. Exterior finishes include wood cladding, internally illuminated pan channel letters, blue strip panels, and black metal framing.

The plans show that the overall sign area is 540 square feet where 368 square feet is permitted per Table 30.72-1. In addition, the freestanding sign includes an animated sign (electronic message unit) with an overall area of 134 square feet, where 100 square feet is the maximum allowed per Table 30.72-1.

### Applicant's Justification

Per the applicant, since the existing freestanding sign will be removed, the proposed sign will be placed closer to the front of the commercial complex. The sign will be positioned in the direction of vehicular traffic, and visibility would be limited if the sign were set back 10 feet from the west property line due to the existing powerlines and palm tree. Furthermore, increasing the overall sign area is warranted since the height of the sign is similar in height and scale of the existing buildings. In order to ensure visibility of the proposed sign, increasing the sign area will capture essential visibility by vehicles passing by. In addition, increasing the sign area by 34 square feet will allow for the promotion of businesses on-site and help to maximize the viability of the newly renovated commercial center. The proposed sign will match the newly renovated buildings which used to have tan painted CMU block walls, with brown concrete tile roofing. The buildings now have new windows, new paint, new standing seam metal exterior panels, black railings, new black storefront and window systems, and new landscaping.

**Prior Land Use Requests**

Application Number	Request	Action	Date
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 establishment	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	General Commercial	C-2	Convenience store
South	General Commercial	M-D	Vehicle rental establishment
East	General Commercial	C-2 & R-4	Liquor Store, Multiple family residential, & Transportation service and tour guide
West	Public Facility	P-F	McCarran Airport

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waivers of Development Standards

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

Waiver of Development Standards #1

Although staff does not typically support requests to increase the overall sign area of a freestanding sign, staff finds that the proposed design is compatible to the existing site, the surrounding commercial areas, and the proposed sign is similar in scale and design as the newly renovated buildings. There are existing billboards along Paradise Road and Tropicana Avenue that are twice the height and scale of the proposed sign; therefore, staff finds this request to be warranted.

### Waiver of Development Standards #2

Title 30 allows a maximum of 100 square feet for animated signs (electronic message unit), and the applicant is requesting to increase the animated sign (electronic message unit) area to 134 square feet. Staff finds that the request is minimal, and will not negatively impact the overall site, the new surrounding landscaping, or the newly renovated buildings. Staff can support this request.

### Waiver of Development Standards #3

The applicant is requesting to install a proposed freestanding sign on the north west corner of the site with the following setbacks: 22 feet from the north property line (adjacent to Bell Drive) where 10 feet is required; 11 feet from the nearest existing building to the east; and 5 feet from the west property (adjacent to Paradise Road) where 10 feet is required per Code. In order to avoid the sign from interfering with new landscaping, existing palm trees, and the existing power poles, staff finds that the proposed 5 foot setback from the west property line is appropriate. Staff supports this request.

### Design Review

Since staff supports the waivers of development standards, staff also supports the design review. The proposed sign is aesthetically pleasing and will be a positive addition to the commercial center.

### **Department of Aviation**

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

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

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

**Public Works - Development Review**

- No comment.

**Department of Aviation**

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

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LAS VEGAS AIRPORT CENTER, LLC

**CONTACT:** JOHN CURRAN, DAPPER DEVELOPMENT, 985 WHITE DR STE 100, LAS VEGAS, NV 89119



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <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 #)	<b>STAFF</b>  APP. NUMBER: <u>WS-21-0427</u> DATE FILED: <u>8/10/21</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>9/14/21</u> PC MEETING DATE: <u>10/5/21</u> BCC MEETING DATE: _____ FEE: <u>\$475 &amp; \$675</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Las Vegas Airport Center, LLC</u> ADDRESS: <u>985 White Drive #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>john@dapperdevelopment.com</u>
	<b>APPLICANT</b>  NAME: <u>same as above</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>John Curran</u> ADDRESS: <u>985 White Drive #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>john@dapperdevelopment.com</u> REF CONTACT ID #: _____

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

PROPERTY ADDRESS and/or CROSS STREETS: 5030 Paradise Rd

PROJECT DESCRIPTION: Signage application with waivers for setback and LED screen size

(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) J Dapper

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 24, 2021 (DATE)  
By J Dapper

NOTARY PUBLIC: [Signature]

 JOY M. CLOWES  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Expires: 07-11-23  
 Certificate No: 15-2184-1

\*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.



**DAPPER**  
COMPANIES

WS-21-0427

July 27, 2021

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

**PLANNER  
COPY**

**RE: Waivers of development standards, and design review for new signage at Las Vegas Airport Center-5030 Paradise Rd (APN: 162-27-101-001)**

We are requesting a Waivers of Development Standards and a Design Review for a new pylon sign at 5030 Paradise Rd. The subject parcel is 2.76 acres, zoned C-2, and located on the east side of Paradise Road, 700 feet south Tropicana Ave.

The proposed sign is to be located on the northwest corner of the parcel. The sign is 36 feet tall and will include thermory wood cladding to match the aesthetic of the newly renovated buildings onsite, along with blue LED strips on the lower portion and around the perimeter. The sign is to include a 8'5" x 15'9" color LED message unit, which is 134 square feet, which sits above the address numbering.

The existing freestanding sign will be removed, and the new sign will be installed at an angle facing oncoming traffic on the corner of the property. For this application we are seeking a waiver to allow a setback of the leading edge of the sign 5 feet from the right of way where 10 feet is required; a waiver to allow a 134 square foot electronic message unit where 100 square feet is allowed, and a Design Review for the signage design.

Waiver of Development Standards to Increase Overall Sign Area

The proposed sign is a total of 540 square feet, including the LED messaging system, where 368.2 square feet are permitted with 294.6 feet of frontage on Paradise at 1.25 sq ft allowed per lineal feet per Table 30.72-1. The height of the sign is in similar scale to the adjacent buildings, and necessary to ensure visibility of vehicular traffic quickly passing by along Paradise.

Waiver of Development Standards to Increase Animated Sign Area

The proposed sign includes an electronic messaging unit that is 134 square feet, where 100 square feet is permitted per Table 30.72-1. This LED messaging board will allow for the promotion of businesses on-site and help to maximize the viability of the commercial space.

Design Review for New Freestanding Sign

The unique configuration of the parcel necessitates the proposed location of the sign to maximize visibility of oncoming traffic. The sign will be angled in the direction of vehicular traffic, and visibility would be dramatically limited if it were moved back 10 feet due to the presence of an existing power line and palm tree. This parcel dedicated an additional 5+ feet of right of way beyond the sidewalk, so the leading edge is approximately 10 feet from the front of curb.

The buildings on-site are under renovation with major aesthetic improvements, and will include all new windows, paint, standing seam metal exteriors, railings, and major landscaping upgrades. This office project hopes to attract quality tenants in need of office and retail space near the Resort Corridor, and this signage is critical to their customer visibility. The signage design incorporates an aviation theme to tie into the proximity of McCarran International Airport, and the rotating electronic messaging can benefit all tenants on property.





**DAPPER**  
COMPANIES

The proposed signage design 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.

Thank you for the consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "John Curran".

John Curran

10/05/21 PC AGENDA SHEET

WALL HEIGHT  
(TITLE 30)

BILLMAN AVE/SANDHILL RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-21-0436-CLAUS, THOMAS AUGUSTUS:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow a non-decorative (solid metal) fence in conjunction with an existing single family residence on 0.4 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Billman Avenue, 250 feet west of Sandhill Road within Paradise. TS/jor/jo (For possible action)

---

RELATED INFORMATION:

**APN:**  
161-19-303-004

**WAIVER OF DEVELOPMENT STANDARDS:**  
Allow an 8 foot high non-decorative (solid metal) fence within 15 feet of the front property line where a 5 foot decorative fence is permitted per Table 30.64-1.

**LAND USE PLAN:**  
WINCHESTER/PARADISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

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

- Site Address: 3715 Billman Avenue
- Site Acreage: 0.4
- Project Type: Non-decorative (solid metal) fence
- Height (feet): 8 (existing non-decorative solid metal fence)/22 feet, 5 inches (existing residence)

Site Plan

The site plan depicts an existing single family residence on the subject parcel. The existing residence is a single story, 3 car garage home, and the front faces Billman Avenue. The subject parcel includes a driveway adjacent to the front property line (Billman Avenue). Per the submitted plan and photos, the applicant constructed an 8 foot high non-decorative (solid metal) fence within 15 feet of the front property line.

Landscaping

The applicant submitted a landscape plan which depicts dwarf fruit trees on the northwest corner of the subject parcel.

Elevations

Submitted photos show a 1 story single family residence with neutral colored stucco walls, stucco pop-outs, and a Spanish style concrete tile roof. The structural elevation plan shows a dark brown 8 foot high metal non-decorative (solid metal) fence supported by 2 inch square metal tubing and corrugated metal paneling.

Applicant's Justification

The applicant installed the metal fence due to theft and trespassing circumstances. Secondly, students from the middle school to the east (Woodbury Middle School) regularly trespass on the property. Per the applicant, the existing fence has stopped people from trespassing, stealing, and sleeping in the applicant's personal vehicles when not parked within the garage.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, South, & East	Rural Neighborhood Preservation (up to 5 du/ac)	R-1	Single family residential

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

There is an active zoning violation on the site (CE19-10686) for constructing a wall over 6 feet in height.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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.

Although staff understands the security concerns from the applicant, staff does not typically support requests to allow a solid non-decorative screen wall along the front property line. The typical streetscape preferred includes a 5 foot high decorative fence within 15 feet of the front property line. The applicant's existing fence creates a canyon like effect which is inconsistent with the neighborhood. Some adjacent parcels include decorative fencing within the front property lines, but the fences are not 8 feet high. Staff recommends denial.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Applicant is advised that 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**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: TOBI CAPERON**

**CONTACT: TOBI CAPERON, 3715 BILLMAN AVE, LAS VEGAS, NV 89121**



WS-21-0436

PLANNER  
COPY

To Whom it may Concern,

I am writing this letter in support of my application for a Waiver of Development Standards to be granted. The reasons for the request are several and when the fence was lower we were have difficulty with trespass and theft on our property.

First, when the fence was lower, we have found the children in our backyard and we have found small indicia of juvenile attempts to enter our home, like paperclips in our backdoor's deadbolt lock. Additionally, we were still finding people sleeping in my vehicles that were parked in my driveway. If the vehicles happened to be unlocked, they were broken into and belongings were taken. Previously, my son was at home by himself when he called me and told me that there was a man in the backyard. On more than one occasion, I have had people come to by door and ask if they can buy the stuff that was located on by back porch, which they could not have seen from the street.

Second, we are on one of the primary streets feeding into C.W. Woodbury Middle School, which is located approximately 500 feet to the east. Many children walk back and forth to school daily. We have found them in the backyard. This situation is expected to only get worse as a faith based organization has requested permission to build a faith based school directly across the street from us. Their driveway apron, for cars and children to leave their school is located less than one hundred feet from our property. (See Attached photos).

Finally, our fence is in accordance with the community. Most fences or block walls on the our side of Billman Avenue are of the same height as our fence is with the additional panel. The fence has been examined by an engineer and fount to be over engineered for safety.

With the additional fence, we have not had any problems with the children or other problems with people breaking into the cars or coming onto the property.

"We are applying for a waiver of development standards to allow an 8 foot high non-decorative fence within 15 feet of the front property line, where a 5 foot high decorative fence is allowed."

Thank you

8

SIGNAGE  
(TITLE 30)

LAS VEGAS BLVD S/SAHARA AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-21-0443-M G P LESSOR, LLC:**

**DESIGN REVIEWS** for the following: 1) modify an existing comprehensive sign plan; 2) increase the number of freestanding signs; 3) increase freestanding sign area; 4) increase the number of animated signs; and 5) increase the area of animated signs in conjunction with an existing resort hotel on 66.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northwest corner of Las Vegas Boulevard South and Stan Mallin Drive within Paradise. TS/sd/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**

162-17-711-002

**DESIGN REVIEWS:**

1. Modify a comprehensive sign plan.
2. Increase the number of freestanding signs to 18 signs where 17 signs were previously approved and 9 are allowed per Table 30.72-1.
3. Increase the area of freestanding signs to 18,729 square feet where 18,407 square feet was previously approved and 7,000 square feet is allowed per Table 30.72-1.
4. Increase the number of animated signs to 6 signs where 5 signs were previously approved per Table 30.72-1.
5. Increase the area of animated signs to 5,839 square feet where 5,732 square feet was previously approved and 150 square feet is allowed per Table 30-72-1.

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3400 Las Vegas Boulevard South
- Site Acreage: 66
- Project type: Signage
- Sign Height (feet): 21 (freestanding sign)
- Square Feet: 322 (sign)/107 (animation)

Site Plans

The plans submitted show a proposed animated freestanding sign that will be part of the overall master sign package. The proposed freestanding sign will be located at the existing outdoor dining/drinking patio and will be set back at least 114 feet from right-of-way. The proposed sign is part of the overall sign package and in conjunction with the remodeled patio area.

Type of Sign	Existing (Sq. Ft.)	Proposed (Sq. Ft.)	Total (Sq. Ft)	Allowed (Sq. Ft)	# Existing Signs	# Proposed Signs	Total
Freestanding	18,407	322	18,729	7,000	17	1	18
Wall	62,180	0	62,180	14,610	27	0	27
Animated	5,732	107	5,839	150	5	1	6
Monument	97	0	97	70	12	0	12
Total	86,416	429	86,845	n/a	61	2	63

Landscaping

Landscaping is not required or part of this application.

Sign

The plans depict a freestanding sign at 21 feet in height that will be neon illuminated and will have a concrete base. A 107 square foot portion of the 322 square foot freestanding sign will be animated.

Applicant's Justification

The applicant is requesting a design review for the updated master sign package that includes a new 322 square foot freestanding sign of which 107 square feet will be animated. The sign will be located approximately 114 feet from the property line at Las Vegas Boulevard South. This new sign is in conjunction with the newly remodeled outdoor dining patio approved under ADR-21-900297. Given this update is a minimal increase of 322 square feet for 1 freestanding animated sign and enhances the newly remodeled outdoor dining area, the applicant respectfully requests approval of this design review application.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-21-900297	Outdoor patio	Approved by ZA	July 2021
UC-19-0859	Temporary commercial outdoor events	Approved by BCC	December 2019
DR-18-0647	Façade changes to existing outdoor sales structure/booth	Approved by BCC	October 2018
AR-18-400147 (UC-0283-17)	First application for review of an outdoor sales structure/booth subject to removing the time limit	Approved by BCC	July 2018
UC-0283-17	Allowed an outdoor sales structure/booth and signage subject to a 1 year review after ticket sales begin	Approved by BCC	June 2017



**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-0596-12	Comprehensive sign package	Approved by BCC	November 2012
TM-0221-08	1 lot commercial subdivision	Approved by PC	February 2009
UC-2055-04	Remodel and expansion of the existing Mirage Resort Hotel including signage	Approved by PC	January 2005
DR-1047-03	67 foot high pedestrian bridge connection to a proposed public pedestrian bridge on the north side of the Treasure Island Resort Hotel	Approved by BCC	August 2003
VC-2030-98	Pedestrian bridge to connect the Treasure Island and Mirage Resort Hotel properties to the Venetian Resort Hotel	Approved by BCC	August 1998
VC-894-92	37,000 square feet of signs	Approved by PC	December 1992

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Treasure Island Resort Hotel
South	Commercial Tourist	H-1	Caesars Palace Resort Hotel & Forum Shops
East	Commercial Tourist	H-1	Venetian/Palazzo Resort Hotel Complex, Casino Royale, & Harrah's Resort Hotel
West	Business and Design/Research Park	M-1	Office/warehouse buildings & I-15

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

The proposed freestanding sign is aesthetically pleasing and will be a positive addition to the property and Las Vegas Boulevard South. Urban Specific Policy 20 of the Comprehensive Master Plan, states that all signage should be compatible with building styles on-site and with surrounding development. This freestanding sign is in conjunction with an existing outdoor patio at the Mirage Resort Hotel. This type of signage is often typical of resort signage seen within resort hotels. The signage is also a throwback to when past sign had neon illumination, which is proposed by the applicant. Staff can support this design review.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** THE MIRAGE CASINO-HOTEL, LLC

**CONTACT:** MOSER ARCHITECTURE STUDIO, 5975 EDMOND STREET, LAS VEGAS, NV 89118



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC)  <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR)  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>DR-21-0443</u> DATE FILED: <u>8/12/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>9/14/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/6/21</u> FEE: <u>\$ 675</u>
	<b>PROPERTY OWNER</b>  NAME: <u>MGP Lessor, LLC.</u> ADDRESS: <u>6385 S. Las Vegas Blvd., Suite 500</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89109</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>The Mirage Casino-Hotel, LLC (Tenant)</u> ADDRESS: <u>3400 S. Las Vegas Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89147</u> TELEPHONE: <u>702-528-6848</u> CELL: <u>702-528-6848</u> E-MAIL: <u>bkaiser@mgmresorts.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Moser Architecture Studio, LLC - Brent Cajthaml</u> ADDRESS: <u>5975 Edmond Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-322-1177</u> CELL: <u>702-279-7190</u> E-MAIL: <u>brent@moserarchitecture.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-177-11-002

PROPERTY ADDRESS and/or CROSS STREETS: 3400 S. Las Vegas Blvd., Las Vegas, Nevada 89109

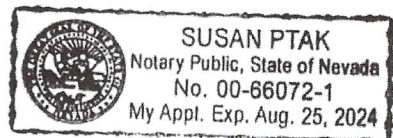
PROJECT DESCRIPTION: New Outdoor Dining Patio Sign located at Rhubarb, Mirage Resort Hotel & Casino - See Sign Package

(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 Tenant (Signature)\*  
 STATE OF Nevada  
 COUNTY OF Clark

Jessica Cunningham, Authorized Representative  
 Property Tenant (Print)

SUBSCRIBED AND SWORN BEFORE ME ON July 21, 2021 (DATE)  
 By Jessica Cunningham, Authorized Representative  
 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.



June 27, 2021

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

RE: Rhubar Ultra Lounge Master Signage Package at Mirage Resort Hotel & Casino  
3400 South Las Vegas Blvd., Las Vegas, Nevada 89109 – APN 162-17-711-002

To Whom It May Concern:

Please be advised this firm is representing the applicant. On behalf of the applicant, we are submitting an application for a Design Review for an updated master sign package. The updated master sign package includes one new freestanding animated sign located at the existing Outdoor Dining Patio located at 3400 South Las Vegas Boulevard, Las Vegas, NV 89109 and more particularly described as APN: 162-17-711-002 (the "Site").

The Site is zoned H-1 (Limited Resort and Apartment) and master planned as CT (Commercial Tourist). The applicant is requesting design review and approval of the updated master sign package that includes a new 322 sf freestanding sign of which 107 sf will be animated. The sign will be located approximately 114' from the property line at Las Vegas Blvd. This new sign is in conjunction with the newly remodeled Outdoor Dining Patio approved under ADR-21-900297. The application increases the master sign package by 1 freestanding sign, 322 sf of which 97 sf is animated for a total of 81,006 sf or 57 signs where 80,684 sf or 56 signs was previously approved.

Given this update is a minimal increase of 322 sf for one free standing, animated sign and enhances the newly remodeled outdoor dining area we respectfully request your review and approval of this Design Review application.

Please do not hesitate to contact me at (702) 322-1177 (office), (702) 279-7190 (cell), or via email at [brent@moserarchitecture.com](mailto:brent@moserarchitecture.com) if you have any questions regarding this matter.

MOSER architecture studio

Brent Cajthaml

Digitally signed by Brent Cajthaml  
DN: C=US,  
E=brent@moserarchitecture.com,  
O=Moser Architecture Studio,  
CN=Brent Cajthaml  
Date: 2021.07.27 08:10:40-07'00'

Brent Cajthaml  
COO

RESORT HOTEL  
(TITLE 30)

SPRING MOUNTAIN RD/POLARIS AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400129 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:**

**ZONE CHANGE FIFTH EXTENSION OF TIME** to reclassify 33.5 acres from M-1 (Light Manufacturing) Zone to H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

**USE PERMITS** for the following: **1)** an expansion of the Gaming Enterprise Overlay District; **2)** a resort hotel/casino consisting of 2,700 hotel rooms; **3)** 1,120 resort condominiums; **4)** public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; **5)** increase the height of high-rise towers; **6)** associated accessory and incidental commercial uses, buildings, and structures; and **7)** deviations from development standards.

**DEVIATIONS** for the following: **1)** encroachment into airspace; **2)** reduced loading spaces; and **3)** all other deviations as shown per plans on file.

Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise (description on file). Jf/jgh/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-17-210-001; 162-17-210-002; 162-17-211-001; 162-17-212-002; 162-17-212-003; 162-17-212-005; 162-17-213-004; 162-17-214-002; 162-17-215-001; 162-17-216-001; 162-17-217-001; 162-17-218-001; 162-17-219-001; 162-17-220-001; 162-17-221-001 through 162-17-221-003; 162-17-222-001; 162-17-223-001; 162-17-224-001

**USE PERMITS:**

1. Allow an expansion of the Gaming Enterprise Overlay District.
2. Allow a resort hotel/casino consisting of 2,700 hotel rooms.
3. Allow 1,120 resort condominiums.
4. Allow public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures.
5. Increase the height of high-rise towers to 590 feet where 100 feet is the standard (a 490% reduction).
6. Allow all associated accessory and incidental commercial uses, buildings, and structures.
7. Allow for deviations from development standards.

**DEVIATIONS:**

1. Permit encroachment into airspace.
2. Reduce the number of loading spaces from 39 spaces to 7 loading spaces.
3. Permit all other deviations as shown per plans on file.

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3355 Spring Mountain Road
- Site Acreage: 33.5
- Project Type: Resort hotel

History

The original approval had deviation #1 (reduce the 1:3 height setback ratio from Spring Mountain Road) withdrawn. The numbering of the deviations has changed. Also, during the last extension of time application the design reviews for the project were withdrawn.

Previous Conditions of Approval

Listed below are the approved conditions for (ET-18-400166) ZC-0425-07:

**Current Planning**

- Until July 18, 2021 to complete;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and 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 ZC-0425-07 (ET-0035-16):

**Current Planning**

- Until July 18, 2018 to complete.
- Applicant is advised that the application is subject to a Development Agreement and conditions of the original application (ZC-0425-07); 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 ZC-0425-07 (ET-0046-13):

Current Planning

- Until July 18, 2016 to complete.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates from all phases of the proposed project at build-out before sewer point-of-connection can be approved; there is an existing public 15 inch sanitary sewer line on the property adjacent to Highland Drive; applicant is required to confirm the existence of the easements, provide any new easements where missing, and to confirm that the applicant's improvements do not encumber the sewer easement, CCWRD must have 24 hour access to maintain public sewer lines; applicant may propose relocation of the public sewer at his expense, maintaining flow capacity and meeting all CCWRD design standards; and that CCWRD has no exception to the requested extension of time.

Listed below are the approved conditions for ZC-0425-07 (ET-0070-10):

Current Planning

- Until July 18, 2013 to complete;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- All applicable standard conditions for this application type.
- Applicant is advised that the application is subject to a Development Agreement; conditions of approval of the original application ZC-0425-07; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Civil Engineering

- Compliance with previous conditions.

Listed below are the approved conditions for ZC-0425-07:

Current Planning

- A Development Agreement as agreed upon by the applicant to mitigate impacts of the project including but not limited to issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners;
- Design review as a public hearing for the tower buildings in the northwest corner of the site;
- Pedestrian realm to be provided per plans on file;
- All applicable standard conditions for this application type.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license, or approval; any change in circumstances or regulations may be justification for the denial

of an extension of time; and that this application must be completed within 3 years of approval date or it will expire.

#### Civil Engineering

- Compliance with Development Agreement with Clark County;
- Dedication of additional right-of-way to complete a 60 foot half street width on Spring Mountain Road;
- Construct full off-site improvements;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control which may require a vacation of excess right-of-way or execute a license and maintenance agreement for non-standard improvements in the right-of-way;
- Drainage study and compliance;
- Traffic study and compliance;
- Traffic study to also address: a) any additional right-of-way dedications required for construction of turning lanes for Spring Mountain Road and Polaris Street, b) dedication of right-of-way for bus turnout relocation and/or passenger loading/shelter areas in accordance with Regional Transportation Commission standards, c) minimum required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes, d) turnover analysis for the porte-cochere and recommendation of mitigation measures as applicable;
- Reconstruct any unused driveways with full off-sites;
- Driveway widths and locations to be approved by Clark County Civil Engineering Division;
- Nevada Department of Transportation approval.

#### Department of Aviation

- No building permits shall be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;
- 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 the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved.

#### Applicant's Justification

The applicant states that the property was recently acquired by the current property owner and needs additional time to determine optimal feasibility of the site.



**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-18-400166 (ZC-0425-07)	Fourth extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	September 2018
ZC-0425-07 (ET-0035-16)	Third extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	May 2016
ZC-0425-07 (ET-0046-13)	Second extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	July 2013
ZC-0425-07 (ET-0070-10)	First extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	June 2010
ZC-0425-07	Original application to reclassify 33.5 acres from U-V to H-1 zoning with use permits to expand the gaming enterprise overlay district, a resort hotel/casino, resort condominiums, public areas, increased building height, associated accessory uses, buildings and structures and deviations from development standards and design reviews for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	July 2007
NZC-1687-04	Reclassified from M-1 to U-V zoning for a mixed use development - expired	Approved by BCC	February 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	M-1 & H-1	Adult use, check cashing, & retail sales
South	Commercial Tourist	H-1	Retail & office spaces
East	Commercial Tourist	M-1	Industrial buildings
West	Commercial Tourist	M-1 & H-1 (under ROI)	Vehicle repair & industrial buildings

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

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

Since approval of the original zone change in July 2007 there have been no technical studies submitted to Clark County for review. The application has been extended 4 times; once in June 2010 with ZC-0425-07 (ET-0070-10), once in July 2013 with ZC-0425-07 (ET-0046-13), once in May 2016 with ZC-0245-07 (ET-0035-16) and the most recent in September 2018 with ET-18-400166 (ZC-0425-07). During the last extension of time, staff indicated there is an expectation for progress to provide technical studies or complete the required Development Agreement. Since no progress has been made, staff cannot support the request to extend this application.

#### **Department of Aviation**

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

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

#### **Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Until September 5, 2023 to complete.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

**Department of Aviation**

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

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** PACIFIC PLACE SITE, LLC

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



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) ZC-07-0425 (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-21-400129</u> DATE FILED: <u>8/2/2021</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>r/Paradise</u> TAB/CAC DATE: <u>9/14/21</u> PC MEETING DATE: _____      7:00pm BCC MEETING DATE: <u>10/6/21</u> FEE: <u>\$ 1,200</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Pacific Place Site, LLC</u> ADDRESS: <u>6330 Spring Mountain Road, Suite D</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>Pacific Place Site, LLC</u> ADDRESS: <u>6330 Spring Mountain Road, Suite D</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Stephanie Allen - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>sha@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-17-210-001

PROPERTY ADDRESS and/or CROSS STREETS: Spring Mountain/Polaris

PROJECT DESCRIPTION: Extension of time re: ET-18-400166

(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)\*

PACIFIC PLACE SITE LLC, KWOKON LO OF POLARIS  
 Property Owner (Print)

STATE OF NV  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 5/25/21 (DATE)  
 By Kwok-on

NOTARY PUBLIC: \_\_\_\_\_

**JAMES MARTIN**  
 Notary Public-State of Nevada  
 APPT. NO. 12-9370-1  
 My Appt. Expires 12-18-2024

\*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.

10

**KAEMPFER**

**CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ELISABETH E. DELK

[edelk@kcnvlaw.com](mailto:edelk@kcnvlaw.com)  
702.792.7000

**PLANNER  
COPY**

ET-21-400129

**LAS VEGAS OFFICE**  
1980 Festival Plaza Drive  
Suite 650  
Las Vegas, NV 89135  
Tel: 702.792.7000  
Fax: 702.796.7181

**RENO OFFICE**  
50 West Liberty Street  
Suite 700  
Reno, NV 89501  
Tel: 775.852.3900  
Fax: 775.327.2011

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

June 16, 2021

**VIA HAND DELIVERY**

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

**Re:    *Justification Letter – Extension of Time  
Pacific Place Site, LLC  
Spring Mountain and Polaris***

To Whom It May Concern:

This firm represents Pacific Place Site, LLC, (the "Applicant") in the above referenced matter. The proposed project is located on the southeast corner of Spring Mountain Road and Polaris Avenue (the "Property"). The Applicant is requesting a second extension of time for previously approved zone change application ZC-0425-07.

The Property was purchased by the Applicant in 2018. The Applicant requires additional time to gather information in order to move forward with the project. The primary driver for the project is the resort casino sector, where feasibility is strong. However, recent sponsor shifts are evaluating and re-programming the residential apartment/condominium, commercial product mix, external factors and project phasing in consideration of recent positive shifts in the economy.

The current strong economy in the Las Vegas market necessitates re-programming efforts for optimal feasibility. Such effort requires an extension of time to determine the optimal feasibility of the project under current market conditions. First and foremost, in a strong market, concurrent on-going projects of regional significance in the Las Vegas resort corridor, programming and feasibility need to be assessed as impacted by unforeseen uncertainties in resource labor and material availability that impact project cost and phasing, critical to project planning efforts.

Second, there needs to be a consideration for recent success of product types such as the retail component within the Spring Mountain corridor on programming efforts. Lastly, the project as planned during the prior extension period has recent shifts in market sectors such as gaming and sports venues that necessitate re-evaluating the project under current market conditions and re-programming with consideration for the target market as influenced by global economic factors; all of which are significant to the underlying success of the project. Once the

KAEMPFER

CROWELL

PLANNER  
COPY

June 16, 2021  
Page 2

re-programming is substantially complete, the sponsor will select an internationally recognized architecture firm to proceed with detailed designed plans that will be submitted to the County Planning Department for review.

Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

KAEMPFER CROWELL

Elisabeth E. Delk

10

DISTRIBUTION FACILITY  
(TITLE 30)

OQUENDO RD/TOPAZ ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-21-0442-ISC SPE, LLC:**

**ZONE CHANGE** to reclassify 3.3 acres from an R-E (Rural Estates Residential) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.

**USE PERMITS** for the following: 1) recreational facility; 2) restaurant; and 3) on-premises consumption of alcohol (a lounge); and 4) allow alternative landscaping where landscaping per Figure 30.64-12 is required.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) departure distance; 2) reduce bicycle parking; 3) reduce setbacks; 4) reduce loading spaces; and 5) reduce height/setback ratio.

**DESIGN REVIEW** for a distribution center.

Generally located on the south side of Oquendo Road and the west side of Topaz Street within Paradise (description on file). JG/jvm/jd (For possible action)

---

**RELATED INFORMATION:**

**APN:**

162-36-202-004; 162-36-202-028

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the departure distance for a driveway on Topaz Street to 79 feet, 6 inches where 190 feet is required per Uniform Standard Drawing 222.1 (a 58% reduction).
2. Reduce the required bicycle spaces for a recreational facility to 4 spaces where 40 spaces are required per Table 30.60-2 (a 90% reduction).
3. Reduce the corner side yard setback to 10 feet where 20 feet is the minimum required per Table 30.40-4 (a 50% reduction).
4. Reduce loading spaces to 2 spaces where 3 spaces are required per Table 30.60-6 (a 33% reduction).
5. Reduce the height/setback ratio to a residential use to 22 feet where 72 feet is required per Section 30.56-10 (a 69.4% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: 5975 Topaz Street
- Site Acreage: 3.3
- Project Type: Recreational facility/distribution center
- Number of Stories: 1
- Building Height (feet): 40
- Square Feet: 79,254
- Parking Required/Provided: 80/88

#### Request

This request is to allow an existing recreational facility with an ancillary restaurant and lounge to operate on a temporary basis while a distribution facility prepares to take over operation of the site. No changes are proposed to the exterior of the building in relation to the conversion to a distribution center; however, a new parking area is being added in the northeast corner of the site.

#### Site Plan

The existing building is located on the southern portion of the project with parking located to the north of the building. There are 88 parking spaces being provided where 80 parking spaces are required. Access to the site is provided by an existing driveway from Oquendo Road and a proposed driveway from Topaz Street. The existing trash enclosure is to be removed and a new trash enclosure will be provided in front of the building.

#### Landscaping

The plan depicts 10 foot wide landscape planters around the perimeter of the site with the exception of the south perimeter, which is up to 31 feet in width with attached sidewalks on both Oquendo Road and Topaz Street. Additional landscaping is shown within the parking area and adjacent to the building. The landscaping along the street frontages is composed of 24 inch box Arizona Ash and California Fan Palm trees with 5 gallon shrubs and groundcover. Along the southern property line are 24 inch box Japanese Blueberry trees with 5 gallon shrubs, and groundcover. The parking areas display 24 inch box California Fan Palm trees with shrubs and groundcover.

#### Elevations

The existing building is 1 story and 40 feet in height. The building is constructed of metal and painted in earth tone colors.

#### Floor Plans

The existing building has an area of approximately 80,000 square feet and consists of 10 indoor tennis courts, with 5 courts each within the northern and southern portions of the building. The center of the building, in an atrium area is where the accessory commercial uses are located. Locker rooms, offices, and storage areas are located in the western portion of the building. The



plan indicates the restaurant and lounge area occupy approximately 4,000 square feet of the atrium area.

When converted to the distribution facility the floor plan will become open with offices and restrooms along the western edge.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the zone change request is in conformance with the current land use designation of Business and Design/Research Park and the new proposed use is compatible with existing development in the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
AR-20-400108 (UC-19-0582)	Review of a restaurant and on-premises consumption of alcohol in conjunction with a recreational facility	Approved by PC	November 2020
UC-19-0582	Restaurant and on-premises consumption of alcohol in conjunction with a recreational facility	Approved by PC	September 2019
WS-0729-13	Reduced setbacks for an awning attached to the front of the building	Approved by PC	December 2013
WS-0986-05	Reduced the front setback for a previously approved tennis court facility building	Approved by PC	August 2005
UC-1544-04	Decorative metal recreational facility consisting of 10 indoor tennis courts and reduced the front setback to 18 feet along Topaz Street	Approved by PC	November 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Cannon Middle School
South	Business and Design/Research Park	R-E & M-D	Vacant
East	Business and Design/Research Park	R-E & M-D	Undeveloped, single family residential, & office/warehouse
West	Business and Design/Research Park	R-E & M-D	Undeveloped, single family residential, & financial service

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### Zone Change

The request to M-D zoning conforms to the Paradise Land Use Plan which designates the subject parcel as Business and Design/Research Park (BDRP). The subject parcels are with the exception of the parcel directly to the north completely surrounded by the BDRP land use designation. The parcel to the north is developed with a public middle school. The proposed zoning classification is consistent and compatible with the existing and approved land uses in the surrounding area; therefore, staff recommends approval.

#### Use Permits

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

Staff finds that the requested use permits are primarily for an existing recreational facility that will only be operated on a temporary basis, while the distribution center transitions to the use of the site. Staff has no objection for this continued use, however, staff recommends a review in 1 year to evaluate the progress of the transition of uses. The request for alternative landscaping is appropriate at this location as the applicant is providing 24 inch box Japanese Blueberry trees 20 feet on center in the landscape planter adjacent to the residential property to the west and is providing 24 inch box Arizona Ash trees 20 feet on center along Topaz Street.

#### 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.

#### Waivers of Development Standards #2 through #5

Staff finds that the request to reduce the number of bicycle spaces is a temporary reduction which will be rectified when the transition to distribution center is completed. A distribution center only requires 4 bicycle spaces which are being provided. The reduced setback request is for a building that was developed in 2007 and there is no practical way for this project to meet that setback. The reduction in loading spaces the applicant indicates that the only trucks using the loading zones are owned by the occupant and the timing of the trucks is regulated by the occupant. Therefore, staff can support these requests. The request for a reduction in the height/setback ratio is for an existing condition that has been in place for approximately 15 years, in addition, no changes are proposed to the existing conditions of the non-residential building.

#### Design Review

The distribution center complex complies with policies in the Comprehensive Master Plan. The complex includes street landscaping, parking areas, and the loading areas face internal to the site

and will be screened from view from the public rights-of-way which complies with Urban Specific Policy 97 that encourages developments to orient less intensive uses and landscaping around the perimeter of the development. The setbacks are appropriate, and the landscaping, building height, and materials are all aesthetically pleasing and complementary with the surrounding uses which complies with Policy 99 that encourages appropriate setbacks, landscaping, building height, and materials. As a result, staff can support the design review.

**Public Works - Development Review**

Waiver of Development Standards #1

Staff has no objection to the reduction in the departure distance for the Topaz Street commercial driveway. With the addition to the parking lot the applicant placed the driveway as far south as the site will allow.

**Department of Aviation**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 1 year review to verify transition process;
- 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 the use permits, waivers of development standards, and design review must commence within 2 years of approval date or they will expire.

**Public Works - Development Review**

- Full off-site improvements.

**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.

**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:** CARBON BLOCK TECHNOLOGY

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

**DRAFT**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

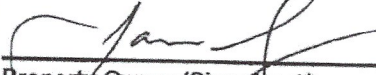
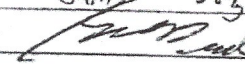
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input checked="" type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC)  <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR)  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)  <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>2C-21-0442</u> DATE FILED: <u>8/11/21</u> PLANNER ASSIGNED: <u>JVM</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>9/15/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/6/21</u> FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>ISC SPE, LLC-Jim Song</u> ADDRESS: <u>5975 Topaz ST</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-435-7000</u> CELL: _____ E-MAIL: <u>jsonginventor@gmail.com</u>
	<b>APPLICANT</b>  NAME: <u>Carbon Block Technology, Inc. -Zachary Rice, President</u> ADDRESS: <u>7251 Cathedral Rock Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>+1 866 622 9373</u> CELL: _____ E-MAIL: <u>zrice@multipure.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>LAS Consulting- Lucy Stewart</u> ADDRESS: <u>1930 Village Centr Bldg 3-577</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____      CELL: <u>702-499-6469</u> E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-36-202-028; 162-36-202-004

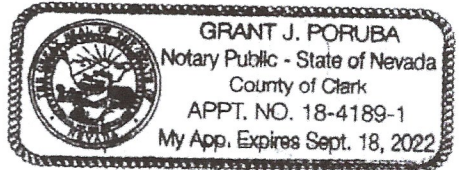
PROPERTY ADDRESS and/or CROSS STREETS: SWC of Oqueno & Topaz

PROJECT DESCRIPTION: rezobne from R-E to M-D

(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)\*  
 STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON April 11<sup>th</sup>, 2021 (DATE)  
 By Jim Song  
 NOTARY PUBLIC: 

Janis Song  
 Property Owner (Print)



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

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

July 18, 2021

Mr. Al Laird, Principal Planner  
Comprehensive Planning  
500 Grand Central Pkwy, 1<sup>st</sup> floor  
Las Vegas, NV 89155

ZC-21-0442

RE: APR 21-100643-Revised Justification letter

Dear Mr. Laird:

Please accept this letter as our request to rezone the subject property from R-E to MD. The property is planned BDRP, therefore, this request is a conforming zone change.

The property has a use permit for a recreation facility. The recreation facility owners would like to continue operating the facility for up to a year after the sale of the facility and will lease the facility from the new owners.

The new owners have a manufacturing facility in the northwest of the valley and need a distribution facility in the southeast. The applicant creates filters with crushed coconut shells that come prepacked, and they are assembled in their manufacturing plant. They may end up with a small amount of manufacturing at this location. We are removing/ reworking a few existing parking stalls and planting areas to accommodate the large truck movements.

They are adding a parcel at the northeast of the site to provide adequate parking. Below are our requested applications.

**Zone Change**

Request to rezone from R-E to M-D.

**Use Permit**-Request for a sport's related recreational facility with associated commercial uses (restaurant and lounge) in an M-D zone where previously approved in an R-E zone.

**Waivers**

-Waiver for the driveway departure distance on Topaz to be 79 feet, 6 inches where 190 feet is required. This driveway is placed as far away as possible and is needed to accommodate truck traffic.

-Reduce the required bicycle parking for a recreation facility from 40 to 4. The property is currently developed as a recreation facility and will operate for about 6-12 months after the property is rezoned, then the property will convert to a distribution center. Currently, there are no bicycle parking spaces and there has not been an issue since most people drive or walk to the facility. Since the ultimate use of the property is a distribution facility, they are providing the required 4 spaces for the final use.

-Reduce the building setback from Topaz from 20 feet to 10 feet. This is an existing building and therefore cannot meet the setback requirements. The property is developed as a nonresidential use and has had the 10-foot setback since 2007.

-Reduce the number of required loading spaces from 3 to 2. The only trucks using the loading zones are owned by the occupant and the timing of trucks at the loading area is regulated by the occupant. There won't be any conflicts with trucks waiting to use the docks.

We are requesting a continuation of the use permit for the recreation facility in the M-D district and are OK with a one-year review of the recreation facility. In addition, we agree to screen the existing mechanical equipment.

We respectfully request your approval of this zone change/design review and waivers.

Yours truly,

*Lucy Stewart*