



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

September 26, 2023

7:00pm

Note:

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

Board/Council Members: Susan Philipp-Chair
 Katlyn Cunningham-Vice Chair
 John Williams
 Kimberly Swartzlander
 Angelo Carvalho

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

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

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

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

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 September 12, 2023. (For possible action)
- IV. Approval of the Agenda for September 26, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 1. **PA-23-700023-AUTOZONE INC:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.0 acres. Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise. TS/gc (For possible action) **PC 10/3/23**
 2. **ZC-23-0522-AUTOZONE, INC.:**
ZONE CHANGE to reclassify 2.0 acres from a C-1 (Local Business) Zone to an M-D (Designed Manufacturing) Zone.
USE PERMIT to allow retail sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) landscaping; 3) increase retaining wall height; and 4) driveway geometrics.
DESIGN REVIEW for a warehouse/storage building addition in conjunction with an existing retail building. Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action) **PC 10/3/23**
 3. **VS-23-0523-AUTOZONE, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Desert Inn Road and Sego Drive and between Pecos-Mcleod Interconnect and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action) **PC 10/3/23**
 4. **SC-23-0569-29 MCCARRAN CENTER LC:**
STREET NAME CHANGE for a private drive from Harrahs Court to State of Nevada Way. Generally located on the east side of Bermuda Road and the north side of Capovilla Avenue within Paradise. MN/jud/syp (For possible action) **PC 10/3/23**
 5. **WS-23-0499-SEC 1910, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for a loading bay within the front of the complex.
DESIGN REVIEW for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.1 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Maule Avenue, 325 feet east of Spencer Street within Paradise. JG/hw/syp (For possible action) **PC 10/3/23**

6. **UC-23-0592-UNIVERSITY BOARD OF REGENTS:**
USE PERMITS for the following: 1) temporary construction storage; and 2) temporary parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive noise standards; and 2) allow temporary construction, storage, and staging activities beyond daytime hours.
DESIGN REVIEW for a temporary construction storage, staging, and parking lot on 36.8 acres in an H-1 (Limited Resort and Apartment) (AE-60, AE-65, & AE-70) Zone. Generally located on the north side of Tropicana Avenue and the east side of Deckow Lane within Paradise. JG/jor/xx
 (For possible action) **BCC 10/4/23**
7. **UC-23-0599-PARADISE 12 LLC:**
USE PERMITS for the following: 1) caterer; 2) temporary construction activities; and 3) temporary construction storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a catering facility within a membrane structure (tent); 2) eliminate parking and loading spaces; 3) eliminate landscaping and screening; 4) allow alternative site design standards; and 5) waive noise standards.
DESIGN REVIEW of a temporary catering facility (6 tents) and temporary construction activities and storage in conjunction with a racetrack on 12.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the west side of Paradise Road, 540 feet south of Flamingo Road within Paradise. JG/lm/xx (For possible action) **BCC 10/4/23**
8. **AR-23-400118 (DR-22-0582)-CAPSTONE CHRISTIAN ACADEMY:**
DESIGN REVIEW FIRST APPLICATION FOR REVIEW for an addition to an existing school on 2.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/rp/syp (For possible action) **PC 10/17/23**
9. **DR-23-0577-COUNTY OF CLARK (AVIATION):**
DESIGN REVIEW for modifications to a portion of Harry Reid International Airport to construct a new improvement on a 7.0 acre portion of 31.6 acres in a P-F (Public Facility) (AE-65 & AE-70) Zone. Generally located on the north and south sides of Russell Road (alignment), approximately 370 feet east of Las Vegas Boulevard South within Paradise. JG/sd/syp (For possible action) **PC 10/17/23**
10. **UC-23-0578-VALLEY VIEW INDUSTRIAL INVESTORS, LP:**
USE PERMIT to allow a pharmacy in conjunction with an existing office/warehouse complex on a portion of 13.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Valley View Boulevard and the north side of Viking Road within Paradise. JJ/hw/syp (For possible action) **PC 10/17/23**

11. **WC-23-400086 (WS-0462-14)-FERNANDEZ AMALIA HERNANDEZ & HERNANDEZ JORGE T:**
WAIVER OF CONDITIONS of a waiver of development standards requiring landscaping per Figure 30.64-11 along the south side of the addition in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) (AE-60) zone within the Midtown Maryland Parkway District. Generally located on the west side of Barbara Way and the north side of Hacienda Avenue within Paradise. JG/rp/syp (For possible action) **PC 10/17/23**

12. **WS-23-0585-PKV 1031 LAS VEGAS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking for an existing multiple family residential development with commercial components on 6.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Twain Avenue and the west side of I 15 within Paradise. JJ/sd/xx (For possible action) **PC 10/17/23**

13. **AR-23-400123 (UC-21-0332)-ERBR, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) swap meet; 2) fairground; and 3) recreational facility with accessory food, beverage, and retail sales.
WAIVER OF DEVELOPMENT STANDARDS to eliminate landscaping.
DESIGN REVIEWS for the following: 1) swap meet; 2) fairground; and 3) recreational facility on 4.6 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Boulder Highway, 1,000 feet south of Indios Avenue within Paradise. TS/mh/syp (For possible action) **BCC 10/18/23**

14. **VS-23-0584-FORTRESS EQUITIES, LLC ETAL & TANYA KADISHA, LLC:**
VACATE AND ABANDON a portion of right-of-way being Rogers Street located between Cameron Street and Arville Street within Paradise (description on file). MN/bb/syp (For possible action) **BCC 10/18/23**

15. **WS-23-0583-FORTRESS EQUITIES, LLC ETAL & TANYA KADISHA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for increased retaining wall height.
DESIGN REVIEW for finished grade on 2.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the southeast corner of Russell Road and Rogers Street within Paradise. MN/bb/syp (For possible action) **BCC 10/18/23**

16. **TM-23-500123-FORTRESS EQUITIES, LLC ETAL & TANYA KADISHA, LLC:**
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 2.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the southeast corner of Russell Road and Rogers Street within Paradise. MN/bb/syp (For possible action) **BCC 10/18/23**

VII. General Business (For possible action)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: October 10, 2023.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Paradise Community Center- 4775 McLeod Dr.

<https://notice.nv.gov>



Paradise Town Advisory Board

September 12, 2023

MINUTES

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

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

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

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

Hunter White, Planning; Blanca Vazquez, Community Liaison

Meeting was called to order by Vice-Chair Cunningham, at 7:00 p.m.

II. Public Comment:

Commissioner Gibson Town Hall Thursday September 9/14/23 6pm at the Central Christian Church

III. Approval of August 29, 2023 Minutes

Moved by: Swartzlander

Action: Approve as submitted

Vote: 4-0 Unanimous

Approval of Agenda for September 12, 2023

Moved by: Williams

Action: Approve with holding items #3, #4, #5 and #13, all items returning to the 9/26/23 Paradise TAB meeting

Vote: 4-0 Unanimous

V. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **DR-23-0442-ACE A PROPCO:**
DESIGN REVIEWS for the following: 1) modifications to a comprehensive sign plan; 2) increase aminated sign area; 3) increase the number of animated signs; 4) increase projecting sign area; 5) increase the number of projecting signs; 6) increase wall sign area; and 7) increase the number of hanging signs in conjunction with a resort hotel (CityCenter) on a portion of 61.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Harmon Avenue and the west side of Las Vegas Boulevard South within Paradise. JG/al/syp (For possible action) **BCC 9/20/23**

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

2. **DR-23-0535-COUNTY OF CLARK (AVIATION):**
DESIGN REVIEW for signage in conjunction with Harry Reid International Airport on a portion of 90.0 acres in a P-F (Public Facility) (AE-65, AE-70, AE-75, & AE-RPZ) Zone. Generally located on the southwest corner of Tropicana Avenue and Paradise Road within Paradise. JG/jud/syp (For possible action) **PC 10/3/23**

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

3. **ET-23-400121 (UC-20-0344)-NEEDHAM HOWARD J & CHRISTINE S:**
USE PERMIT FIRST EXTENSION OF TIME for a daycare facility in conjunction with an existing office complex on 1.9 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Eastern Avenue, approximately 215 feet north of Rawhide Street within Paradise. JG/nai/syp (For possible action) **PC 10/3/23**

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

4. **PA-23-700023-AUTOZONE INC:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.0 acres. Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise. TS/gc (For possible action) **PC 10/3/23**

Held per applicant. Return to the Paradise 9/26/23 TAB meeting

5. **ZC-23-0522-AUTOZONE, INC.:**
ZONE CHANGE to reclassify 2.0 acres from a C-1 (Local Business) zone to an M-D (Designed Manufacturing) zone.
USE PERMIT to allow retail sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) landscaping; 3) increase retaining wall height; and 4) driveway geometrics.
DESIGN REVIEW for a warehouse/storage building addition in conjunction with an existing retail building. Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action) **PC 10/3/23**

Held per applicant. Return to the Paradise 9/26/23 TAB meeting

6. **VS-23-0523-AUTOZONE, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Desert Inn Road and Sejo Drive and between Pecos-Mcleod Interconnect and Mojave Road within Winchester (description on file). TS/jor/syp (For possible action) **PC 10/3/23**

Held per applicant. Return to the Paradise 9/26/23 TAB meeting

7. **PA-23-700024-STORYBOOK INVESTMENTS, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 9.6 acres. Generally located on the north and south sides of Ford Avenue and the east side of Maryland Parkway within Paradise. MN/rk (For possible action) **PC 10/3/23**

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

8. **ZC-23-0538-STORYBOOK INVESTMENTS, LLC:**
ZONE CHANGE to reclassify 9.6 acres from an R-3 (Multiple Family Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) signage; 3) trash enclosure; 4) attached sidewalk with alternative landscaping; 5) reduce street width; and 6) modified driveway design standards.
DESIGN REVIEWS for the following: 1) proposed multiple family residential development; 2) signage and lighting; 3) alternative parking lot landscaping; and 4) finished grade. Generally located on the north and south sides of Ford Avenue and the east side of Maryland Parkway within Paradise (description on file). MN/rk/syp (For possible action) **PC 10/3/23**

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

9. **VS-23-0539-STORYBOOK INVESTMENTS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Maryland Parkway and I 215, and between Wigwam Avenue and Pebble Road, and a portion of a right-of-way being Ford Avenue located between Maryland Parkway and I 215 within Paradise (description on file). MN/rk/syp (For possible action) **PC 10/3/23**

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

10. **UC-23-0514-CAMMARERI ADRIENNE:**
USE PERMIT to allow a service bay door to face a street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate screening for mechanical equipment; 2) parking reduction; 3) eliminate gate setback; and 4) reduce the trash enclosure setback.
DESIGN REVIEW for the expansion of an existing vehicle repair facility on 0.5 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Wynn Road and Cannoli Circle within Paradise. MN/jud/syp (For possible action) **PC 10/3/23**

MOVED BY- Cunningham

APPROVE-Subject to staff conditions

ADDED condition

- 1 year review as a public hearing

VOTE: 3-1

Williams opposed

11. **UC-23-0517-NERVOSA LLC:**
USE PERMIT for a multiple family development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce trash enclosure setbacks; 2) allow alternative trash enclosure design; 3) reduce parking; 4) reduce width of parking spaces; 5) eliminate parking lot landscaping; and 6) reduce open space.
DESIGN REVIEW for a multiple family development on 0.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Twain Avenue, 235 feet west of University Center Drive within Paradise. TS/md/syp (For possible action) **PC 10/3/23**

MOVED BY- Cunningham

DENY

VOTE: 4-0 Unanimous

12. **UC-23-0553-SG VEGAS OWNER, LLC:**
USE PERMIT for retail sales (kiosks).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive setback; 2) waive landscaping.
DESIGN REVIEW for retail sales kiosks in conjunction with an approved shopping center on 6.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South, 330 feet south of Harmon Avenue within Paradise. JG/tr/syp (For possible action) **PC 10/3/23**

MOVED BY- Williams

APPROVE-Subject to staff conditions

VOTE: 4-0 Unanimous

13. **WS-23-0499-SEC 1910, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for a loading bay within the front of the complex.
DESIGN REVIEW for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.1 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Maule Avenue, 325 feet east of Spencer Street within Paradise. JG/hw/syp (For possible action) **PC 10/3/23**

Held per applicant. Return to the Paradise 9/26/23 TAB meeting

14. **UC-23-0501-VENETIAN VENUE PROPCO, LLC:**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: 1) freestanding sign location; 2) directional sign area; 3) directional sign number; 4) directional sign height; 5) directional sign setbacks; and 6) wall sign setback intrusion; and 7) all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: 1) animated sign number; 2) animated sign area; 3) wall sign area; and 4) a comprehensive sign package for a previously approved recreational facility, fairground, and music venue (Sphere Las Vegas) in conjunction with an existing resort hotel (Venetian/Palazzo) on 81.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Sands Avenue and the east side of Las Vegas Boulevard South within Paradise. TS/hw/syp (For possible action) **BCC 10/4/23**

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

15. **YS-23-0545-MARIANO, MARILOU:**
VACATE AND ABANDON easements of interest to Clark County located between Spencer Street and Bruce Street, and between Robindale Road and Sur Este Avenue (alignment) within Paradise (description on file). MN/al/syp (For possible action) **BCC 10/4/23**

MOVED BY-Williams
DENY
VOTE: 3-1
Carvalho abstained from comment and vote, received notification card in the mail

16. **WS-23-0544-MARIANO, MARILOU:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate trash enclosure setbacks; 2) screening mechanical equipment; 3) eliminate street landscaping; 4) eliminate parking lot landscaping; 5) eliminate landscaping adjacent to a less intensive use (single family residences); 6) reduce drive aisle width; and 7) allow modified driveway design standards.
DESIGN REVIEW for a place of worship on 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Spencer Street, 440 feet north of Robindale Road within Paradise. MN/al/syp (For possible action) **BCC 10/4/23**

Carvalho abstained from comment and vote, received notification card in the mail

- VI. General Business (for possible action)
Motion was made by Swartzlander to finalize the 2024/2025 fiscal year
Vote 4-0 Unanimous

- **Public Works – additional contracts and/or personnel to handle street sweeping and trash pick up**
- **Repair and repave all public rights of way within Patrick to Sunset and Eastern to Annie Oakley**
- **Repair and repave all public rights of way between Eastern and Topaz from Russell to Hacienda.**
- **Repair and repave all public rights of way between Pecos to Pearl from Russell to Callahan**
- **Repair and repave all public rights of way between Annie Oakley to Palm St. from Patrick to Russell (Old Mexico area)**
- **Repair and repave all public rights of way between Russell to Plaza De Vista from Palm to Mt. Vista**
- **Repair and repave all public rights of way between Palm to Mt. Vista from Tropicana to Sunflower**

VII. Public Comment

VIII. Next Meeting Date
The next regular meeting will be September 26, 2023

IX. Adjournment
The meeting was adjourned at p.m.

10/03/23 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

DESERT INN RD/MOJAVE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700023-AUTOZONE INC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.0 acres.

Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise.
TS/gc (For possible action)

RELATED INFORMATION:

APN:
162-13-503-017

LAND USE PLAN:
WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description
General Summary

- Site Address: 3185 E. Desert Inn Road
- Site Acreage: 2

Applicant's Justification

The applicant states the site is increasingly surrounded by employment areas and commercial uses, and that designating the site for Business Employment (BE) uses is in-line with the uses existing in the area. The site is underutilized as a large portion of the parcel is undeveloped. Designating the site as BE would revitalize the site. The site is located along a 100 foot wide arterial street (Desert Inn Road) that can support a land use designation of BE. The change in land use designation will not alter current traffic patterns. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated or existing in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0307-97	Reclassified the site from R-1 to C-1 zoning and included a use permit for an auto parts store	Approved by BCC	April 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Commercial center
South	Public Use	R-1	Place of worship
East	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	C-1 & R-3	Convenience store with gas pumps & multiple family residential
West	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential

Related Applications

Application Number	Request
ZC-23-0522	Zone change to reclassify the site from C-1 to M-D zoning; use permit to allow retail as a primary use; waivers of development standards for reduced throat depth, reduced approach and departure distances, and reduced landscaping; and a design review for a warehouse building addition is a companion item on this agenda.
VS-23-0523	A request to vacate and abandon government patent easements is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant requests a change from Neighborhood Commercial (NC) to Business Employment (BE). Intended primary land uses in the proposed BE land use designation include office, distribution centers, warehouse/flex space, technology, and light industry. Supporting land uses include small scale commercial services, such as restaurants, athletic clubs, service-commercial, and other similar uses.

Staff finds the request to redesignate the site to Business Employment (BE) to be too intense for, and not compatible with, the surrounding area. The site is adjacent and abutting to multiple family residential uses to the west and east, and an R-1 zoned place of worship to the south. The other corners at the intersection of Desert Inn Road and Mojave Road are developed with commercial uses. There are currently no industrial zoned or planned uses in the area. The nearest industrial zoned property is a 0.65 acre, M-D zoned property that is a little less than a mile to the east at the intersection of U.S. Highway 95 and Desert Inn Road. Even though that property is zoned M-D, it is undeveloped and designated as Corridor Mixed-Use (CM) in the Master Plan. The nearest industrial planned use in the Master Plan is approximately a mile to the northeast on the northeast corner of Boulder Highway and the Flamingo Wash.

The request to BE does not comply with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established

neighborhoods and uses. The request is also not consistent with Policy 1.4.4 of the Master Plan which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. Furthermore, the Master Plan states that BE uses should be concentrated near airports, major transportation corridors, and railroads. The site is located on an arterial street (Desert Inn Road) but at an intersection with a local road (Mojave Road), where Desert Inn Road does not have any direct access to major highways in the area such as I 15 or U.S. Highway 95. For these reasons, staff cannot support the proposed request.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 8, 2023 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that Overlength dead end in excess of 150 feet is not allowed, and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

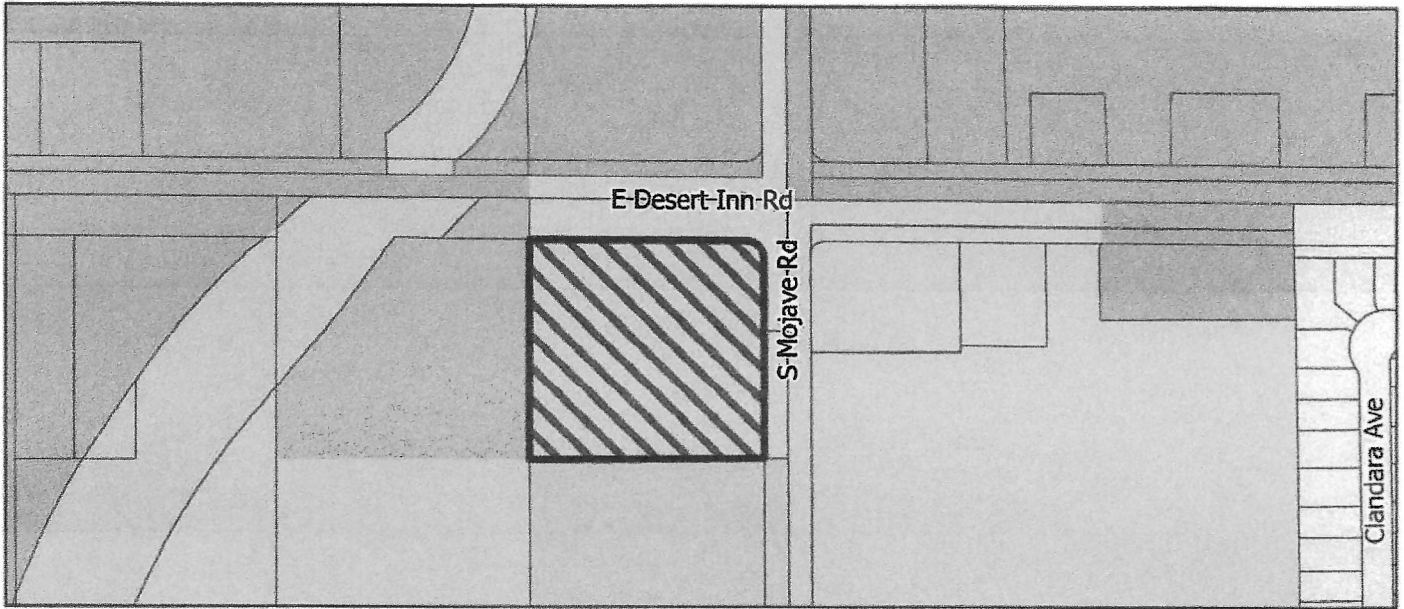
APPROVALS:

PROTEST:

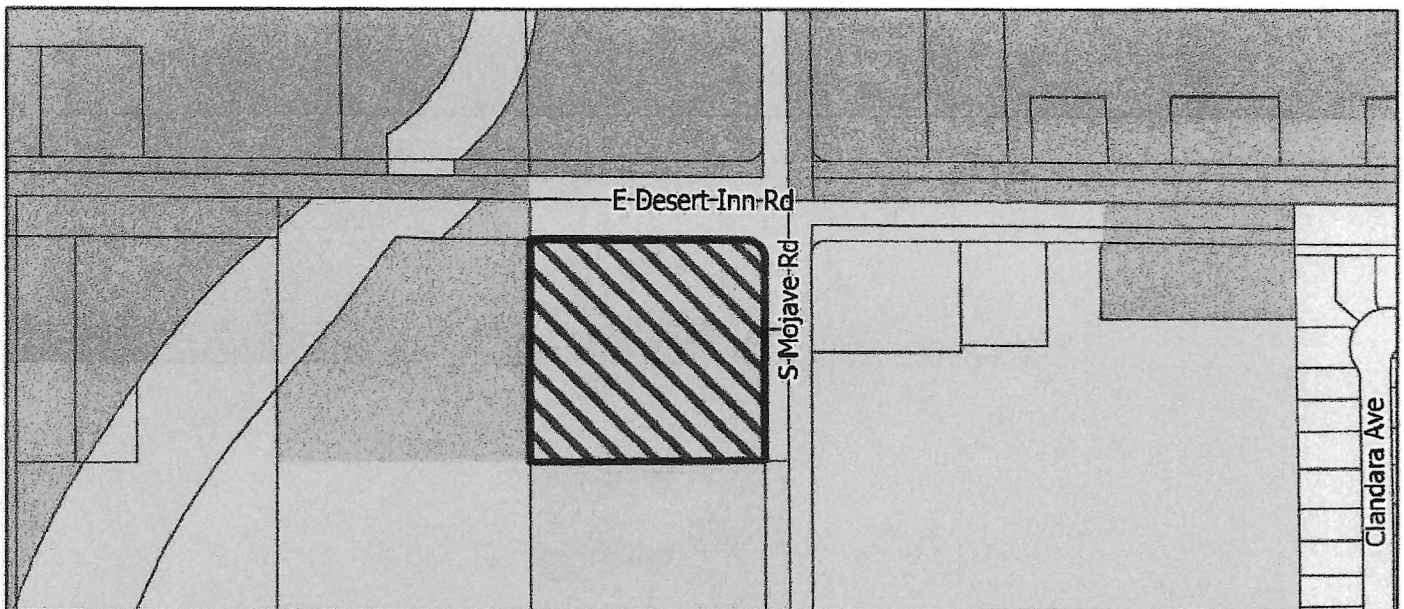
APPLICANT: AUTOZONE INC

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

Planned Land Use Amendment PA-23-700023



Current



Requested

DRAFT

Winchester Paradise
Clark County, Nevada 1

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

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

Requested Area To Change

Planning Areas

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





MASTER PLAN AMENDMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

APPLICATION TYPE	APP. NUMBER: <u>PA23-700023</u>	DATE FILED: <u>8-7-23</u>
	PLANNER ASSIGNED: <u>GRC</u>	TAB/CAC MTG DATE: <u>9-12-23</u>
<input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input checked="" type="checkbox"/> MAP <input type="checkbox"/> TEXT	TAB/CAC: <u>Paradise</u>	
	PG MEETING DATE: <u>10-3-23</u>	
	BCC MEETING DATE: <u>11-8-23</u>	
	TRAILS? Yes <input type="checkbox"/> No <input type="checkbox"/>	
STAFF	FEE: <u>\$2,700</u>	

PROPERTY OWNER	NAME: <u>Autozone INC</u>
	ADDRESS: <u>123 S. Front St.</u> CITY: <u>Memphis</u> STATE: <u>TN</u> ZIP: <u>38103</u>
	TELEPHONE: <u>901-495-8714</u> CELL: _____
	E-MAIL: <u>mitch.bramlitt@autozone.com</u> REF CONTACT ID #: _____

APPLICANT	NAME: <u>Autozone INC</u>
	ADDRESS: <u>123 S. Front St.</u> CITY: <u>Memphis</u> STATE: <u>TN</u> ZIP: <u>38103</u>
	TELEPHONE: <u>901-495-8714</u> CELL: _____
	E-MAIL: <u>mitch.bramlitt@autozone.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Kaempfer Crowell - Bob Gronauer</u>
	ADDRESS: <u>1980 Festival Plaza Dr., STE 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-693-4262</u> CELL: _____
	E-MAIL: <u>psieck@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-13-503-017

CURRENT LAND USE PLAN DESIGNATION: Neighborhood Commercial

REQUESTED LAND USE PLAN DESIGNATION: Business Employment

PROPERTY ADDRESS and/or CROSS STREETS: 3165 E DESERT INN RD

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

[Signature] _____
 Property Owner (Signature)*

Timothy J. Goddard _____
 Property Owner (Print)

STATE OF Tennessee
 COUNTY OF SHelby

SUBSCRIBED AND SWORN BEFORE ME ON 4/4/23 (DATE)
 By Timothy J. Goddard

NOTARY PUBLIC: [Signature]



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

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

KAEMPFER

CROWELL

LEXA D. GREEN
lgreen@kcnvlaw.com
D: 702.792.7000

April 10, 2023

VIA ONLINE SUBMITTAL

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

*Re: Justification Letter – Master Plan Amendment
AutoZone – Retail Store Expansion
APN: 162-13-503-017*

PA-23-700023

To Whom It May Concern:

This firm represents AutoZone, Inc. (the “Applicant”) in the above-referenced matter. The property (the “Site”) is located at 3185 E. Desert Inn Rd., Las Vegas, Nevada 89121, more particularly described as Assessor’s Parcel Number 162-13-503-017. The Site makes up 1.95 acres and consists of one existing building, which currently operates as an AutoZone retail store. The Site is zoned Local Business (C-1) and master planned Neighborhood Commercial (NC). The Applicant is requesting a master plan amendment from Neighborhood Commercial (NC) to Business Employment (BE). A corresponding application for a zone change to M-D has also been submitted.

Master Plan Amendment:

The Site is currently planned NC and zoned C-1. This request for a zone change to M-D and a master plan amendment to BE is appropriate for the Site and consistent with the overall intent of the Master Plan. The Site is located along East Desert Inn Road, which is a heavily travelled 100-foot right-of-way. A change of the land use plan to BE satisfies the requirements set forth in Table 30.12-3(h).

1. The proposed amendment is consistent with the overall intent of the Master Plan:

The Site is planned for NC, which generally contemplates a mix of retail, restaurants, offices, service commercial, and other professional services. Whereas, the Applicant is requesting an amendment to BE, which supports office, distribution centers and warehouse/flex space. The Site is comprised of an existing AutoZone retail store and an “L” shaped portion of undeveloped land to the west and south of the building. The Applicant is proposing to expand the existing retail store, by adding an additional 18,340 square-feet of warehouse space. The primary use of the Site will remain retail, with the building addition being used for storage only. As briefly mentioned above, the proposed amendment is appropriate for the Site and consistent with the overall intent of the Master Plan. Specifically, this proposed amendment meets the following Master Plan Goal for Winchester, where the Site is located:

- Policy WP-3.1: Adaptive Reuse – “Repurpose and reinvent vacant or functionally obsolete buildings through adaptive reuse—where practical and consistent with development—to promote reinvestment in Winchester/Paradise and support sustainability initiatives.”

The Site is located along East Desert Inn Road, a heavily travelled 100-foot right-of-way. This AutoZone location has operated successfully for over two decades, and is looking to improve its services. With the constant growth of the Las Vegas Valley, AutoZone is experiencing an increase in the demand of its products and services, and has identified a need for convenient access to its overstock inventory. With that, AutoZone is looking to reinvest in and reinvent this existing AutoZone retail store, to better meet the needs of the community. The warehouse space will house overstock inventory for the on-site retail store, as well as inventory that will be conveniently distributed to other local AutoZone Stores and retail consumers throughout the Valley. The proposed master plan amendment and building addition will not negatively impact the project or the surrounding areas, as the primary use of the Site will remain retail, and the additional warehouse space will not be accessible to customers. With that, the proposed project is expected to enhance the area, while maintaining current traffic patterns.

2. The proposed amendment is required based on changed conditions or further studies:

The proposed master plan amendment to BE meets the newly adopted Transform Clark County Master Plan Countywide Goals and Policies.

This AutoZone location has operated for over two decades. Since 2000, Las Vegas' population has increased approximately 33 percent. As a centrally located area in the Las Vegas Valley, Winchester has experienced significant growth as well. New needs and consumer demands have accompanied the change in conditions and trends of this area. Moreover, a retail use in conjunction with a warehouse would be far more impactful to the residence of Winchester. Therefore, the propose amendment is in keeping with this consideration as identified in the Master Plan.

3. The proposed amendment is compatible with the surrounding area:

The Site is increasingly surrounded by employment areas and commercial uses. The Applicant's proposed use for a retail store and warehouse/distribution center is in keeping with these surrounding uses. Therefore, the proposed use of the Site to include a warehouse space/future distribution center is compatible with the surrounding area.

4. Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other core values, goals and policies:

The Winchester/Paradise areas contain some of the most urbanized and developed areas in the Las Vegas Valley. Although not in the exact area of the Site, Winchester features significant employment and light industrial uses west of Interstate 15 and along Sunset Road. As discussed throughout, the current proposal will not significantly change the current use of the Site. The primary use will remain retail. Although significantly larger than the current storage area, the proposed accessory warehouse/distribution center will bring little to no change to the Site and current traffic patterns. With that, the proposed master plan amendment is compatible with surrounding and recently approved uses.

5. The proposed amendment will not have a negative effect on the adjacent properties or on transportation services and facilities:

The proposed master plan amendment to BE will not have a negative effect on adjacent properties, transportation, or facilities. The surrounding area is largely commercial and higher density residential uses along East Desert Inn Road. The Site is currently master planned NC, which generally supports a mix of retail, restaurants, offices, service commercial, and other professional services. The proposed master plan amendment to BE allows for different types and intensities of office, industrial, manufacturing, and

warehouse/distribution, as well as supporting commercial. As discussed throughout, the intensity of the retail and warehouse uses will go unchanged. Additionally, approval will be conditioned upon a traffic study and compliance with the study. Therefore, the proposed amendment and zone change will not have a negative effect on adjacent properties or on transportation services and facilities.

6. **The proposed amendment will have a minimal effect on service provisions or is compatible with existing and planned service provisions and further development of the area:**

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated or existing in the area. Water and sewer utilities are located on the Site. Finally, the Applicant is not proposing significant changes to the current use of the Site. With the City's growth, there is a need for increased access to automotive parts. This proposed expansion will assist in meeting this community need.

7. **The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County:**

The proposed amendment will not cause any detriment to public health, safety or general welfare to the people of Clark County. This project will be a benefit, not a detriment, to the community. Fire services and police services similarly will not be substantially affected by the development of the Site.

Based on the above information, a master plan amendment to BE is appropriate, and the Applicant has satisfied the standard for approval. Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Lexa D. Green

WAREHOUSE BUILDING ADDITION
(TITLE 30)

DESERT INN RD/MOJAVE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0522-AUTOZONE, INC.:

ZONE CHANGE to reclassify 2.0 acres from a C-1 (Local Business) Zone to an M-D (Designed Manufacturing) Zone.

USE PERMIT to allow retail sales.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative street landscaping; **2)** landscaping; **3)** increase retaining wall height; and **4)** driveway geometries.

DESIGN REVIEW for a warehouse/storage building addition in conjunction with an existing retail building.

Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:

162-13-503-017

USE PERMIT:

Allow retail sales as a primary use within an M-D Zoning district.

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the landscape strip adjacent to Desert Inn Road to 11 feet behind an attached sidewalk where 15 feet is required per Chapter 30.64 (a 27% reduction).
 - b. Reduce the landscape strip adjacent to Mojave Road to 8 feet behind an attached sidewalk where 15 feet is required per Chapter 30.64 (a 47% reduction).
2.
 - a. Eliminate landscaping along the west property line where Figure 30.64-11 is required per Table 30.64-2.
 - b. Reduce the required amount of landscape finger islands within existing parking spaces on the east facing elevation of the existing retail building, and on the southwest corner of the site where Figure 30.64-14 is required.
3. Increase the proposed retaining wall height along the south property line to 5 feet where 3 feet is the maximum allowed per Chapter 30.64 (a 66% increase).
4.
 - a. Reduce the driveway throat depth to 11 feet, 9 inches where 25 feet is required per Uniform Standard Drawing 222.1 (a 52% reduction).
 - b. Reduce the driveway approach distance to 79 feet, 8 inches where 150 feet is required per Uniform Standard Drawing 222.1 (a 47% reduction).

- c. Reduce the driveway departure distance to 155 feet, 6 inches where 190 feet is required per Uniform Standard Drawing 222.1 (a 47% reduction).

DESIGN REVIEW:

A proposed warehouse/storage building addition in conjunction with an existing retail building (AutoZone).

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE – BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3185 E. Desert Inn Road
- Site Acreage: 2
- Project Type: Proposed warehouse/storage building addition in conjunction with an existing retail building (AutoZone)
- Number of Stories: 1
- Building Height (feet): 18 (Existing AutoZone retail building)/21 (Proposed warehouse/storage building addition)
- Square Feet: 8,153 (Existing AutoZone retail building)/18,340 (Proposed warehouse/storage building addition)
- Parking Required/Provided: 61/68

History and Site Plan

ZC-0307-97 reclassified the site from R-1 to C-1 zoning for an auto parts store. The existing building was constructed on the eastern half of the parcel, and 49 parking spaces were provided north and east of the building. Access is provided via 1 driveway along Desert Inn Road to the north, and a second driveway along the east property line adjacent to Mojave Road.

Today, the applicant is proposing to reclassify the entire site to M-D zoning, to add a proposed warehouse/storage building addition on the west and a portion of the south side of the existing retail building. Provided parking will increase to 68 parking spaces, where 61 parking spaces are required. Additional parking will be installed to the north and west of the building addition. The site plan also depicts a new screened loading area on the southeast corner of the proposed building addition. The proposed addition will be set back 47 feet, 2 inches from the west property line, 85 feet, 5 inches from the north property line, and 20 feet, 3 inches from the south property line. There is an existing 6 foot high CMU block wall along the west and south property lines. This application includes waivers to increase retaining wall height along the south property line to 5 feet where 3 feet is the maximum allowed, landscaping, and driveway geometrics.

Landscaping

Aerial photographs show that there is an existing attached sidewalk with landscape planters along Desert Inn Road and Mojave Road. The northeast corner of the site currently does not have parking lot landscaping.

The new landscape plan shows that the existing landscape planters adjacent to the attached sidewalks will remain, and 1 new landscape finger island will be installed along the east property line. North and northwest of the building will include parking lot landscaping per Figure 30.64-14. However, the parking spaces on the east facing elevation of the existing retail building and new parking spaces on the southwest corner will be missing 1 landscape finger island each. In these areas, there will be 7 continuous parking spaces without a landscape finger island after the sixth parking space. The landscape plan shows that the site does not provide the required amount of trees.

A 20 foot wide landscape planter will be constructed along the south property line, with 24 inch box trees spaced every 20 feet. The west property line does not include a landscape planter, the only landscaping adjacent to the west property line are the 3 landscape finger islands.

The applicant is requesting to eliminate landscaping along the west property line where Figure 30.64-11 is required. In addition, the applicant is requesting to reduce the required amount of landscape finger islands within existing parking spaces on the east facing elevation of the existing retail building, and on the southwest corner of the site (adjacent to the new parking spaces) where Figure 30.64-14 is required. Furthermore, the applicant is also requesting to reduce the landscape strip adjacent to Desert Inn Road to 11 feet where 15 feet is required per Code. Lastly, the applicant is requesting to reduce the landscape strip adjacent to Mojave Road to 8 feet where 15 feet is required per Chapter 30.64.

Elevations

The existing retail building for AutoZone has an overall height of 18 feet. The proposed building addition has an overall height of 21 feet. The proposed color scheme of the building addition includes white, orange, dark grey, red, and light grey. The plan shows that the proposed exterior finish includes split face CMU walls.

Floor Plans

The existing retail building floor plan will remain the same, however, the building addition will allow 18,340 square feet of warehouse/storage space. The new addition will also include a breakroom and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The primary retail use of the existing AutoZone store will remain, a zone change is required due to the size of the proposed warehouse space. Per Code, the cumulative area of accessory buildings shall not exceed the footprint of the principal building. The proposed 18,340 square foot warehouse addition is more than double the size of the 8,152 square foot retail store. As a result, the applicant requests a zone change to M-D, to allow for an accessory warehouse use. The proposed zone change to M-D will not result in a change in the applicant's use of the site. Retail will remain the primary use of the site, with a larger scale storage/warehouse area as an accessory use. The additional warehouse space will allow AutoZone to continue its current operations, while better meeting the needs of the community. The site fronts onto East Desert Inn

Road, which is a highly trafficked, 100 foot right-of-way, with existing commercial and retail uses in both directions. Therefore, the site remains appropriate for retail and warehouse uses. This AutoZone location has been operating with the existing driveways for more than 2 decades, with no reported on-site, traffic issues. The design of the site will allow for sufficient on-site circulation, in that there are 2 points of ingress and egress. The applicant proposes five, 24 inch box Acacia Stenophylla Trees and one, 24 inch box Acacia Aneura tree along the western property line. Although not up to Code, the proposed landscaping will provide an adequate buffer between the retail use and the existing multiple family use to the west. The applicant also requests a waiver to reduce landscaping along East Desert Inn Road and South Mojave Road. The applicant proposed 11 feet of landscaping along East Desert Inn Road and 8 feet of landscaping along South Mojave Road, where 15 feet is required when adjacent to attached sidewalks. This landscaping is existing, and the applicant is not proposing any changes. Therefore, the proposed landscaping will not negatively impact the site or the surrounding uses. Additionally, the reduced landscaping will reduce water consumption, and therefore, support valley wide, water conservation efforts.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0307-97	Reclassified the site from R-1 to C-1 zoning with a use permit for an auto parts store	Approved by BCC	April 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Commercial center
South	Public Use	R-1	Place of worship
East	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	C-1 & R-3	Convenience store with gas pumps & multiple family residential
West	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential

Related Applications

Application Number	Request
PA-23-700023	A plan amendment request to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.0 acres is a companion item on this agenda.
VS-23-0523	A request to vacate and abandon government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

The applicant is requesting to reclassify the subject parcel from C-1 zoning to M-D zoning. Today, there are 3 multiple family residential complexes (R-3 and R-4 zoning) to the west, southwest, and to the east. South of the subject parcel is an R-1 zoned place of worship. Although there are C-1 and C-2 zoned parcels to the north and east, there are no industrial zoned parcels or planned land use designations within a 5,000 foot radius. The nearest industrial planned use in the Master Plan is approximately a mile to the northeast on the northeast corner of Boulder Highway and Flamingo Wash. The request is also not consistent with Policy 14.4 of the Master Plan which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. Staff does not support this request.

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Retail use is an active business model on the site, however, since the applicant is requesting to reclassify the site's zoning from C-1 to M-D a use permit request is required. Staff determines that since the zone change is not supported by staff, the use permit also cannot be supported.

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 #1 & #2

Staff finds that reducing or eliminating any required landscaping on the site does not support the visual image desired by the community when a commercial use expansion is adjacent to a less intense use. Landscaping provides a physical and visual buffer between a potential warehouse building addition and an existing multiple family complex to the west, and a place of worship to the south. With this information and since staff does not support the Zone Change or the Use Permit, staff also cannot support these waivers.

Waiver of Development Standards #3

Plans show that the proposed retaining wall height of 5 feet where 3 feet is the maximum allowed per Code is only along the south property line. The landscape plan shows that trees will be planted within a 20 foot wide landscape strip, and the retaining wall will be incorporated north of this planter area. Staff does not foresee a negative impact of raising the retaining wall height to 5 feet, however since staff does not support the request in its entirety, staff cannot support this request

Design Review

Staff finds that a warehouse/storage building addition to the existing retail building is not a compatible site design for the neighborhood. Staff cannot support the design review since the aforementioned applications do not garner staff's support.

Public Works - Development Review

Waiver of Development Standards #4a

Staff cannot support the reduction in throat depth for the driveway on Mojave Road. The Mojave driveway has the loading dock opposite the driveway, so trucks will have to back into the dock from the right-of-way, as well as trucks turning will block the driveway, both causing stacking of vehicles and increasing the potential for collisions.

The Applicant worked with staff to provide extra landscape buffer and removed spaces to help mitigate the reduced throat depth for the Desert Inn driveway. However, since staff cannot support this application in its entirety, staff cannot support this request.

Waiver of Development Standards #4b & #4c

Staff cannot support the reduction in approach and departure distance for both driveways. Combined with waiver #4a the reductions will increase the potential for collisions as vehicles will not have enough distance to stop if vehicles are stacked in the right-of-way.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 8, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a Master Plan Amendment and zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; the installation and use of cooling systems that consumptively use water will be prohibited; 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 use permit, waivers of

development standards, and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include an additional 5 feet concentric to the radii at the northeast corner of the site.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant is advised that overlength dead end in excess of 150 feet is not allowed; and that fire/emergency access must comply with the Fire Code as amended.

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.

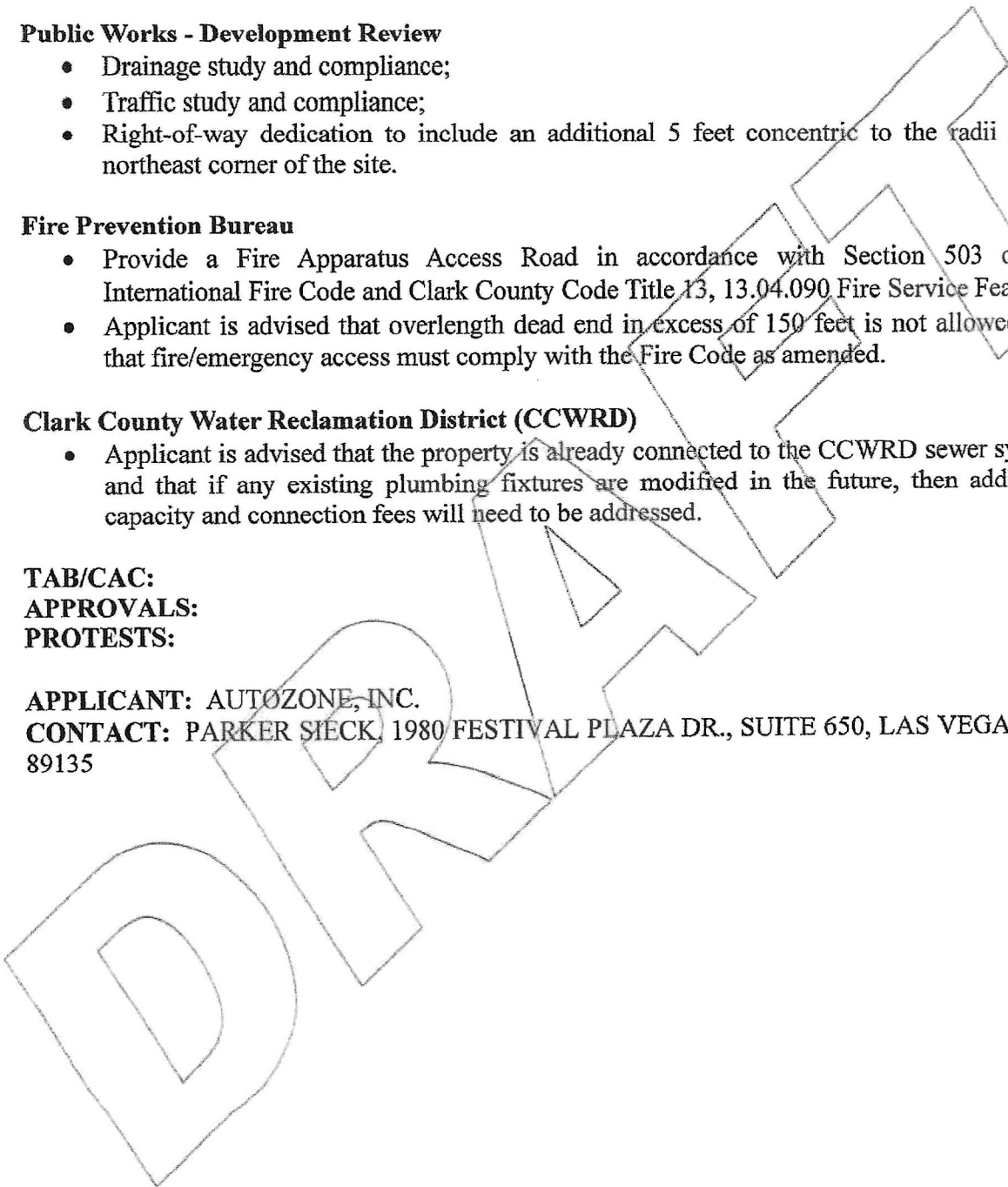
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AUTOZONE, INC.

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135



10/03/23 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

DESERT INN RD/MOJAVE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0523-AUTOZONE, INC.:

VACATE AND ABANDON easements of interest to Clark County located between Desert Inn Road and Segoe Drive and between Pecos-Mcleod Interconnect and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:
162-13-503-017

PROPOSED LAND USE PLAN:
WINCHESTER/PARADISE – BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting to vacate a 33 foot wide government patent easement along the west project line of the subject parcel, and a 3 foot wide patent easement along the east property line. These easements are no longer necessary for development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0307-97	Reclassified the site from R-1 to C-1 zoning and include a use permit for an auto parts store	Approved by BCC	April 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Commercial center
South	Public Use	R-1	Place of worship
East	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	C-1 & R-3	Convenience store with gas pumps & multiple family residential
West	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential

Related Applications

Application Number	Request
PA-23-700023	A plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.0 acres is a companion item on this agenda..
ZC-23-0522	A zone change to reclassify the site from C-1 to M-D zoning; use permit to allow retail as a primary use; waivers of development standards for reduced throat depth, reduced approach and departure distances, and reduced landscaping; and a design review for a warehouse building addition is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 8, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include an additional 5 feet concentric to the radii at the northeast corner of the site;

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that overlength dead end in excess of 150 feet is not allowed; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AUTOZONE INC

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS,
NV 89135

DRAFT

10/03/23 PC AGENDA SHEET

STREET NAME CHANGE
(TITLE 30)

CAPOVILLA AVE/BERMUDA RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SC-23-0569-29 MCCARRAN CENTER LC:

STREET NAME CHANGE for a private drive from Harrahs Court to State of Nevada Way.

Generally located on the east side of Bermuda Road and the north side of Capovilla Avenue within Paradise. MN/jud/syp (For possible action)

RELATED INFORMATION:

APN:
177-03-412-008

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description
General Summary

- Site Address: 1 Harrahs Court, and 7160 Bermuda Road
- Project Type: Street name change (State of Nevada Way)

Applicant's Justification

The State of Nevada is relocating its Southern Nevada Headquarters from its current location on Washington Avenue to the campus near Warm Springs Road and Bermuda Road. Some of the buildings in this office housed the world headquarters of Harrah's/Caesar's Entertainment.

The Governor and other constitutional officers will be in the building that is currently 1 Harrahs Court. Consequently, the State would like to rename the street to State of Nevada Way and keep the address number 1. That portion of road is contiguous with 1 other building that is currently addressed 7160 Bermuda Road. The State is requesting it be renamed State of Nevada Way with the address number being 7. The applicant does not believe that any additional businesses will be impacted by this change.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-1416-00	Street name change for a private drive from 1 Harrahs Court to Harrahs Court	Approved by BCC	February 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	I 215
South, East & West	Business Employment	M-D	Office complexes warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Staff finds this request for street name change would only affect a few addresses, which will house the Southern Nevada State Office Headquarters. Additionally, the Las Vegas Fire Communications Center has recommend approval of the street name State of Nevada Way. For these reasons, staff can recommend approval of the proposed street name change.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Subject to 1 State of Nevada Way;
- Subject to 7 State of Nevada Way.
- Applicant is advised that the developer is responsible for installing street signs to County standards; and 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.

Public Works - Development Review

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STATE OF NEVADA

CONTACT: THOMAS BURNS, STATE OF NEVADA, 555 E. WASHINGTON AVE #5400,
LAS VEGAS, NV 89102

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input checked="" type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>SC-23-0569</u> DATE FILED: <u>08/16/23</u> PLANNER ASSIGNED: <u>JUD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>9/26/23</u> PC MEETING DATE: <u>10/03/23</u> BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>29 McCarran Center LC</u> ADDRESS: <u>2300 W. Sahara Ave., #530</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>State of Nevada - Governor's Office of Economic Development- Thomas Burns</u> ADDRESS: <u>555 E. Washington Ave., #5400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-486-2700</u> CELL: <u>702-497-2603</u> E-MAIL: <u>tjburns@goed.nv.gov</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Thomas Burns, Executive Director, GOED</u> ADDRESS: <u>555 E. Washington Ave., #5400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-486-2700</u> CELL: <u>702-497-2603</u> E-MAIL: <u>tjburns@goed.nv.gov</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-03-412-008; 177-03-412-004

PROPERTY ADDRESS and/or CROSS STREETS: 1 Harrah's Ct.; 7160 Bermuda Way

PROJECT DESCRIPTION: New State of Nevada Office Buildings

(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.

Thomas A. Thomas

Property Owner (Signature)*

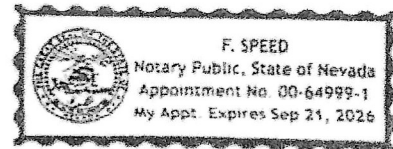
Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON AUGUST 16TH, 2023 (DATE)

By THOMAS A. THOMAS

NOTARY PUBLIC: F. SPEED



*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.

LAND USE APPLICATION SUBMITTAL REQUIREMENTS

	Application ^C	Disclosure Form ^G	Assessor's Map ^{D,E}	Deed ^F	Legal Description ^H	Justification Letter	Site Plans and applicable checklist ^{G,I,J,V}	Site Plans - Floor Plans ^I	Site Plans - Elevations ^I	Landscape Plan ^I	Parking Analysis ^K	Cross Section ^L	Fees ^{BB}	Grading Plans ^V	List & Quantities of Hazardous Materials ^P	DOA and/or FAA Submittal ^{R,C}	Record of Survey ^W	Residential Impact Statement ^K	Certified Evidence of Separation ^{L,M}	RISE Reports ^{C,S}	Concurrence from a Member of the Board		
Text Amendment ^B	1	1				2							✓										PDF
Zone Boundary Amendment ^A	1	1	PDF	PDF	PDF	2	2	2	2	2	1		✓		PDF	PDF	PDF	PDF					PDF
Use Permit ^{A,T,U,DD}	1	1	PDF	PDF	PDF	2	2	2	2	2	1		✓	2	PDF	PDF	PDF	PDF	PDF				PDF
Variance ^A	1	1	PDF	PDF	PDF	2	2	2	2	2	1		✓	2	PDF	PDF	PDF	PDF					PDF
Waiver of Development Standards ^{A,CC,DD}	1	1	PDF	PDF	PDF	2	2	2	2	2	1		✓	2	PDF	PDF	PDF	PDF					PDF
Design Review ^{A,X,Z}	1	1	PDF	PDF	PDF	2	2	2	2	2	1	2	✓	2	PDF	PDF	PDF	PDF					PDF
Administrative Design Review ^{A,X,Z}	1	1 ^R	PDF	PDF	PDF	2	2	2	2	2	1	2	✓	2									PDF
Street Name or Numbering System Change ^{A,M}	1	1	PDF ^E			2							✓										
Waiver of Conditions ^B	1	1			PDF	2							✓			PDF	PDF						
Annexation Requests ^{B,D}	1	1	PDF	PDF		2	2						✓		PDF		PDF						
Extension of Time ^B	1	1		PDF ^B		2							✓		PDF		PDF						
Application Review ^B	1	1		PDF		2							✓		PDF		PDF						
Revised Plans ^{EE}						2	2	2	2	2	1	2	✓	2									PDF

Footnotes on next page

Nevada Governor's Office of
ECONOMIC DEVELOPMENT

555 E. Washington Avenue, Suite 5400, Las Vegas, NV 89101
702.486.2700
www.gored.nv.gov

SC-23-0869

August 10, 2023

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

Re: Authorization, and Justification Letter – Proposed Street Name Change from 1 Harrah's Ct. to 1 Nevada Way

To whom it may concern:

The Nevada Governor's Office of Economic Development (GOED), who has been authorized and empowered by both Governor Lombardo and the current property owner to submit this application on behalf of the State of Nevada, respectfully request a street name change.

The State of Nevada is moving its southern Nevada headquarters from its current space on Washington to the campus on Warm Springs and 215 that is owned by Thomas and Mack. Prior, portions of it were the world headquarters of Harrah's/Caesar's.

The Governor and other constitutional officer's will be in the building that is currently 1 Harrah's Court. As such, the State would like it renamed to 1 State of Nevada Way. That piece of road is contiguous with one other building that is currently 7160 Bermuda way. We would request it be renamed 7 State of Nevada Way.

We do not believe that any additional businesses will be impacted by this change, thus, we appreciatively request this change as it would mean a great deal to the Governor and the State employees working out of these offices.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,



Thomas J. Burns
Executive Director

Joe Lombardo, Governor
Thomas J. Burns, Executive Director

Empowering Success

4

10/03/23 PC AGENDA SHEET

FOOD PROCESSING
(TITLE 30)

MAULE AVE/SPENCER ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0499-SEC 1910, LLC:

WAIVER OF DEVELOPMENT STANDARDS for a loading bay within the front of the complex.

DESIGN REVIEW for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.1 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone.

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

RELATED INFORMATION:

APN:
177-02-603-022

WAIVER OF DEVELOPMENT STANDARDS:
Allow a loading bay with roll-up/overhead doors and visible from the public right-of-way to be located within the front of the complex of an industrial building where not permitted per Section 30.60.070.

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 1910 E. Maule Avenue
- Site Acreage: 1.1
- Project Type: Food (salmon) processing facility
- Number of Stories: 2
- Building Height (feet): 27.4
- Square Feet: 16,291
- Parking Required/Provided: 25/31

Site Plans

The plan depicts an existing 16,291 square foot office/warehouse building located on the north side of Maule Avenue, approximately 325 feet east of Spencer Street. The plans show the office/warehouse building is in the central portion of the site, set back 86 feet from Maule Avenue, approximately 64 feet from the rear of the property, and between 25 feet to 28 feet from the interior sides. The plans show that an existing 7 foot to 8 foot CMU block wall is located along the interior and rear property lines to screen the property. Parking is mainly located in the southern portion of the building with additional spaces located in the rear of the building. There are 15 parking spaces located in the front of the building, with an additional 16 parking spaces located in the rear for a total of 31 parking spaces provided where 25 parking spaces are required. The 2 lots are connected through two, 25 foot to 28 foot drive aisles on either side of the building. An existing 7.5 foot tall chain-link fence secures these drive aisles. Access to the site is provided by 2 commercial driveways that access Maule Avenue spaced 75 feet apart. The plan also shows that a 48 foot by 10 foot loading dock with ramp and guardrails will be provided in the front of the building directly adjacent to the eastern drive aisle, which is recessed approximately 23.5 feet into the building. The loading dock ramp is set back approximately 61 feet from Maule Avenue.

Landscaping

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

Elevations

The plans depict a 27.5 foot tall office/warehouse building. The exterior of the building will mainly consist of clay colored CMU block. Along the front, varying strips of light and dark CMU blocks will be provided to articulate the front façade. There are several access points into the building. Along the front/south façade of the building a commercial window door system is provided on the west side of the façade with a roll-up door with a ramp located on the eastern side of the façade. Along the rear/northern façade of the building, 2 metal doors are located on both the eastern and western portions of the façade. On the side facades, there are no additional access points. Four windows are provided on the second story of the front façade to line up with the interior office area and pack lights are provided at regular intervals between the first and second stories.

Floor Plans

The plans show that there will be 2 floors within the interior of the building. The first floor will primarily be a reception and processing area. A large portion of the interior space is dedicated to the freezing and refrigeration of the salmon received on-site with a 5,314 square foot freezer

room located in the northeast portion of the building, and 2 refrigerated dock areas totaling 3,232 square feet. Along the northwestern and western portions of the building are the processing areas that include a cutting room, smoker room, cleaning room, refinement room, salting area, and packaging space. In the southern and southwestern portion of the building is an office and showroom area, with an 883 square foot showroom, dock office, restrooms, and a breakroom. On the second floor, there is a 1,219 square foot office space which includes an open office area, break area, restrooms, and conference room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the office/warehouse building will be used for the processing of salmon for sale to local businesses for final consumption. They state that the receiving, smoking, slicing, and packaging of the salmon will occur on-site. The applicant also states that the exterior of the building will remain mostly as is, except for the addition of a front facing loading dock. They state that deliveries will only occur once a week with semi-trucks that will back into the recessed loading dock that limits visibility. The applicant states that similar loading docks are provided in the area and that most changes to the building are interior.

Prior Land Use Requests

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

In general, the purpose of requiring loading docks to be placed in the rear, screened, and recessed is to limit visibility that may cause distraction and visual disturbances to the neighboring area. Staff finds that there are similar loading docks in the area, particularly to the east of the site. In addition, the area in which the site is located other office/warehouse buildings are immediately surrounding the site, which is on a local street with limited traffic. With that said, staff finds that the location of the loading dock itself is problematic as the ramp is directly adjacent to the driveway, which limits screening opportunities and may cause trucks to enter Maule Avenue to back into the ramp. This would result in possible issues with traffic in front of the site and the viewing of the loading ramp by residences that are just beyond the adjacent industrial properties. Lastly, since the site is an existing office/warehouse building and there is an existing loading area at the rear of the site that could be modified, staff finds this request is a self-imposed hardship. For these reasons, staff cannot support this request.

Design Review

Overall, staff finds that the siting of a food (salmon) processing facility within an existing office/warehouse building is well placed given the industrial nature of the surrounding buildings. In addition, staff finds that the exterior of the building will minimally change with the building being similar in architecture to the nearby industrial buildings. The site also has nearby access to rail, air, and interstate connections. With that said, staff is greatly concerned with the siting of the loading dock in the front of the building due to nearby residences and the lack of sufficient screening landscaping within the front of the property. In addition, staff has additional concerns regarding the possible odors that may emanate from the site due to the processing and smoking of fish products, which is not a similar use to the surrounding industrial area. Therefore, staff cannot support this request.

Public Works - Development Review

Design Review

Staff cannot support this application with the loading dock opposite the easternmost driveway. Trucks will have to back into the dock from the right-of-way causing stacking of vehicle and increasing the potential for collisions.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Provide an intense landscaping buffer per Figure 30.64-12 along Maule Avenue to screen the loading bay from the street;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

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

APPLICANT: MARC LEMOINE

**CONTACT: MARC LEMOINE, 9081 W. SAHARA AVENUE, SUITE 210, LAS VEGAS,
NV 89117**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>2C-1913-22</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-23-0499</u> DATE FILED: <u>8/11/23</u> PLANNER ASSIGNED: <u>HW</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>9/12/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/4/23</u> FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>SEC 1910 LLC</u> ADDRESS: <u>1910 East maule Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: <u>702-846-9829</u> E-MAIL: <u>d.amiel@whiteoague.com</u>
	APPLICANT NAME: <u>Marc Lemoine Architecture, LLC</u> ADDRESS: <u>9081 West Sahara Ave. #210</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-646-0123</u> CELL: <u>702-460-6040</u> E-MAIL: <u>marc@mla-lv.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Marc Lemoine Architecture, LLC</u> ADDRESS: <u>9081 West Sahara Ave. #210</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-646-0123</u> CELL: <u>702-460-6040</u> E-MAIL: <u>marc@mla-lv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-02-603-022

PROPERTY ADDRESS and/or CROSS STREETS: 1910 East Maule Ave.

PROJECT DESCRIPTION: Interior remodel with new loading dock.

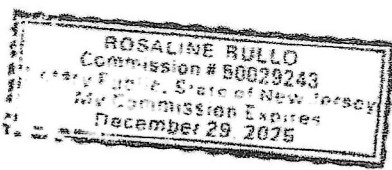
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and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

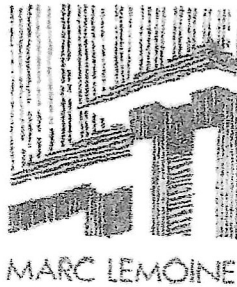
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 4/13/2023 (DATE)
 By _____
 NOTARY PUBLIC: ROSALINE BULLO



*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.



PLANNER
COPY

WS-23-0499

22025

June 26, 2023

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

RE: 1910 East Maule Avenue Design Review, Waiver of Development Standards and Waiver of Conditions 1st Review

To Whom It May Concern,

The project consists of the remodel of an existing 15,316 sf. warehouse on a 1.08 acre fully improved property. The building was constructed in 2002. Current zoning is M-D.

The remodel will house a planned salmon processing facility. This use will include salmon receiving, smoking, slicing and packaging, freezer storage. In addition to the storage and processing the facility will include a loading dock, employee facilities and administrative offices. Employee facilities and administrative offices comprise 19.2% of the total building area.

The CMU exterior finishes of the building will remain unchanged. New and closed building openings will match existing finishes. The existing street edge landscaping will remain and maintenance will be reinstated.

A loading dock is proposed for the front of the building. This location is required due to the configuration of the property. A truck may enter the property via the west driveway, drive around the building and positioned in the east driveway to back into the recessed loading dock.

Per Title 30.60.070 loading areas with roll-up doors and areas intended for large semi-truck parking shall be located in the rear of the complex unless adequate screening is provided to obscure the view from public streets. Customer parking shall not be located in the vicinity of these of these areas.

This single use facility will have limited semi deliveries. Semi-truck deliveries will occur once a week. Small truck deliveries will occur once a day. The single loading dock is recessed 23'-6" behind the building facade. The recess reduces the visibility of the loading dock.

An adjacent building at 1950 East Maule immediately east of this project has a similar loading dock at the front of the building.

PLANNER

COPY

LOS-03-0499

The Waiver of Conditions is for two conditions from the original zone change (ZC-1973-99) is requested; placement of the building on the east side of the property and limiting loading bays to the rear and side of the building.

- o The building was constructed in the center of the property.
- o While the size of the building is ideal for salmon processing, it is uncommon to find a small building with a loading dock for a semi-truck.

The site at 1910 East Maule Avenue is fully improved with mature landscaping along the street. East Maule Avenue is a fully improved 80 foot ROW. The site is fully served by utilities.

A salmon processing facility will not require additional police resources.

Existing fire hydrants and a planned upgrade to the building's fire sprinkler system will allow the fire department to serve the building from the street.

We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please do not hesitate to contact our office.

Sincerely,
MARC LEMOINE ARCHITECTURE, LLC



Marc Lemoine, A.I.A.
Principal
ML/mm

TEMPORARY CONSTRUCTION
STORAGE/PARKING
(TITLE 30)

TROPICANA AVE/DECKOW LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0592-UNIVERSITY BOARD OF REGENTS:

USE PERMITS for the following: 1) temporary construction storage; and 2) temporary parking lot.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive noise standards; and 2) allow temporary construction, storage, and staging activities beyond daytime hours.

DESIGN REVIEW for a temporary construction storage, staging, and parking lot on 36.8 acres in an H-1 (Limited Resort and Apartment) (AE-60, AE-65, & AE-70) Zone.

Generally located on the north side of Tropicana Avenue and the east side of Deckow Lane within Paradise. JG/jor/xx (For possible action)

RELATED INFORMATION:

APN:

162-21-703-001; 162-21-703-002; 162-21-802-001 through 162-21-802-005

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

WAIVERS OF DEVELOPMENT STANDARDS

1. Waive noise standards where required per Chapter 30.68.
2. Allow temporary construction, storage, and staging activities beyond daytime hours per Section 30.68.020.

BACKGROUND:

Project Description

General Summary

- Site Acreage: 36.8
- Project Type: Temporary construction storage and staging site with a temporary parking lot
- Number of Stories: 1 (proposed modular security building)
- Building Height (feet): 8 (proposed modular security building)/150 (temporary cranes)
- Square Feet: 100 (proposed modular security building)
- Parking Provided: 500 maximum

Site Plan

The plan depicts site elements distributed throughout the following (APNs):

APN 162-21-802-001 (western portion of the site)

- This parcel will have a maximum storage height of 35 feet (lay down area) however the eastern half of this parcel will include temporary cranes up to 150 feet in height. This site was approved to have the cranes via Aeronautical Study No's: 2023-AWP-8207-OE, 2023- A WP-8208-OE, 2023-A WP-8209-OE, and 2023-A WP-8210-OE.

APNs 162-21-802-001 (northern portion) and 162-21-802-002

- These areas include a maximum of 500 parking spaces on the northwest corner of the entire site.
- This area also includes a proposed modular security building adjacent to the parking lot.
- The maximum height for storage (lay down area) is 9 feet.
- There is a security trailer adjacent to Tropicana Avenue (southeast of this parcel).

APNs 162-21-703-001, 162-21-703-002, 162-21-802-003, and 162-21-802-005

- The northern portions of this site are includes concrete barrier storage at a maximum height of 12 feet.
- South of the concrete barrier storage includes materials staging and another storage (lay down) area with maximum height of 9 feet.
- South of the material staging area includes an event training/lay down area/and practice area with and overall height of 15 feet.
- The eastern most portion of the site includes additional concrete barrier storage with a maximum height of 12 feet.
- The southeastern corner of the site includes material staging with a maximum height of 9 feet.

Vehicles enter through a vehicle entrance adjacent to Tropicana Avenue on the southwest corner of the site. There are 3 vehicle exits, the first being adjacent to Tropicana Avenue, the second is located on the northwest corner of the site, and the third is on the eastern portion of the site. The site plan also depicts temporary drive aisles along the north, east, and centrally located on the site. The purpose of this project is to provide a temporary construction, storage, staging areas and a parking lot to support the F1 Race event. Hours of operation are from 5:00 a.m. to 5:00 p.m., hence the waiver requests to waive any noise and allow any temporary construction, storage, and staging activities beyond daytime hours per Title 30. The applicant provided correspondence from the Department of Air Quality allowing alternative asphalt paving on the site. The site includes a private operating agreement between the applicant and the property owner which states that all on-site activities to cease by February 2024. Lastly, the applicant provided correspondence from the Federal Aviation Administration which depicts a determination of no hazard to air navigation for temporary on-site structures.

Landscaping

Landscaping is neither required nor a part of this request.

Elevations

Temporary cranes with an overall height of 150 feet were previously approved via an Aeronautical Study specified by the applicant for eastern portion of APN 162-21-802-001. The remaining parcels will utilize a minimum height of 9 feet to a maximum of 35 feet for temporary construction, staging, and storage uses.

Floor Plan

The proposed modular security building has an overall area of 100 square feet.

Applicant's Justification

The applicant proposes to use the site largely for storage and staging of materials and equipment related to the F1 event, including storing materials used for the public works bridges for vehicular and/or pedestrian access, as well as a temporary parking lot. The parking lot is intended for approximately 400-500 vehicles, with the number of vehicles decreasing over time. Vehicles parking on the site will be associated with workers on the site, as well as workers walking to the paddock site for construction activities, and those working to build the bridges associated with the overall construction. The applicant received approval for cranes up to 150 feet on the western portion of the property under Aeronautical Study No's: 2023-AWP-8207-OE, 2023-A WP-8208-OE, 2023-A WP-8209-OE, and 2023-A WP-8210-OE. The applicant has received authorization from Air Quality for the proposed use, to include alternative paving. Finally, the parking lot includes a modular security check-in. The modular security building is 10 feet wide, 10 feet in length, and 8 feet high.

Anticipated hours of operation for the site are 5:00 a.m. to 5:00 p.m. With the site's proximity to Harry Reid International Airport, the materials are stored largely at low-heights. As shown on the site plan, materials within the staging area do not exceed 9 feet. Further north, materials are stored at heights between 12 feet to 15 feet in height. At the far western portion of the site, materials will be stored up to 35 feet. Outside of the 9 foot material staging area, the site includes temporary lights at a height of 20 feet. Ingress to the site is proposed at one location on Tropicana Avenue. Site egress is proposed at 3 locations: 1 on Tropicana Avenue next to the entrance, 1 on the east side of the site, and 1 at the northwest corner of the site. A walking pathway is proposed at the northwest corner of the site. The applicant plans to cease use of the site by February 2024 per the private agreement with the property owner.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0132	Allowed a temporary commercial event (Boring Competition), extended the time limit for set-up and operational removal for temporary commercial event with a design review	Approved by BCC	June 2021

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0546	Boring Company people mover stations and extensions	Approved by BCC	October 2021
ADR-900917-16	Digital billboard conversion	Approved by ZA	November 2016
UC-1406-07 (ET-0013-12)	Second extension of time for resort hotel and resort condominium - expired	Approved by BCC	March 2012
UC-1406-07 (ET-0026-10)	First extension of time for resort hotel and resort condominium - expired	Approved by BCC	March 2010
UC-1406-07	Resort hotel and resort condominium - expired	Approved by BCC	February 2008
ZC-1742-05	Reclassified the subject site to H-1 zoning	Approved by BCC	December 2005

*Numerous prior land use applications are associated with all the project parcels.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	R-4 & H-1	Multiple family residential
South	Public Use	P-F	Harry Reid International Airport
East	Entertainment Mixed-Use	H-1	Bluegreen Timeshare hotel
West	Entertainment Mixed-Use	R-T, R-4, R-5, & C-2	Multiple family residential, tavern, & convenience store with a gasoline station

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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.

Use Permits, Waiver of Development Standards, & Design Review

Staff can support the requests to allow a temporary construction storage and staging site with a temporary parking lot. The applicant also provided appropriate correspondence from the Federal Aviation Administration and the Department of Air Quality supporting the proposed uses. Staff finds that the proposed requests will not have an adverse or negative impact on the surrounding land uses and properties; therefore, staff recommends approval.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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.

Department of Aviation

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

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LIBERTY MEDIA CORPORATION
CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input 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 #)	STAFF APP. NUMBER: <u>VC-23-0592</u> DATE FILED: <u>8/24/23</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>9/26/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/4/23</u> FEE: <u>\$1350</u>
	PROPERTY OWNER NAME: <u>Board of Regents, Nevada System of Higher Education, on behalf of UNLV</u> ADDRESS: <u>4505 S. Maryland Parkway, Box 451027</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89154-1027</u> TELEPHONE: <u>702-895-0426</u> CELL: _____ E-MAIL: <u>cherie.garrity@unlv.edu</u>
	APPLICANT NAME: <u>Liberty Media Corporation</u> ADDRESS: <u>12300 Liberty Boulevard</u> CITY: <u>Engelwood</u> STATE: <u>CO</u> ZIP: <u>80112</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT 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>sallen@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-21-802-001, 002 and 005 & 162-21-802-003 & -004

PROPERTY ADDRESS and/or CROSS STREETS: Tropicana / Koval

PROJECT DESCRIPTION: _____

(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.

Keith E. Whitfield ES Keith E. Whitfield, President, UNLV
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON July 19, 2023 (DATE)
 By Keith E. Whitfield
 NOTARY PUBLIC: [Signature]



*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

UC-23-0592

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

KAEMPFER
CROWELL

STEPHANIE HARDIE ALLEN
sallen@kcnvlaw.com
D: 702.792.7045

August 17, 2023

VIA UPLOAD

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

**Re: Revised Justification Letter – Design Review and Special Use Permit for
Construction Storage, Temporary
APNs: 162-21-802-001 through -005**

To Whom It May Concern:

Please be advised our office represents Liberty Media Corporation (the “Applicant”) in the above-referenced matter. The original application for the upcoming 2023 Formula 1 Las Vegas Grand Prix (“F1”) was approved by the Board of County Commissioners on November 2, 2022 (UC-22-0556). Related to the previously-approved application(s), the Applicant requests special use permits for 1) temporary construction storage and staging, and 2) temporary parking lot for the upcoming event. The temporary uses are proposed on East Tropicana Avenue and Deckow Lane on approximately 36.79 acres, more specifically identified as APNs 162-21-802-001 through 005 (“the Site”). The Site is zoned H-1, which requires special use permits for the proposed uses, as discussed below.

The Applicant proposes to use the Site largely for storage and staging of materials and equipment related to the F1 event, including storing materials used for the public works bridges for vehicular and/or pedestrian access, as well as a temporary parking lot. The parking lot is intended for approximately 400-500 vehicles, with the number of vehicles decreasing over time. Vehicles parking on the Site will be associated with workers on the Site, as well as workers walking to the paddock site for construction activities, and those working to build the bridges associated with the overall construction. The Applicant has received approval for cranes up to 150 feet on the western portion of the property under Aeronautical Study No’s: 2023-AWP-8207-OE, 2023-AWP-8208-OE, 2023-AWP-8209-OE, and 2023-AWP-8210-OE. The Applicant has received authorization from Air Quality for the proposed use, to include alternative paving. Finally, the parking lot includes a modular security check-in, as well. The modular security building is 10x10x8 feet.

The Site is ideally located for the proposed use, and is largely surrounded by similar H-1 zoning. Additionally, the Site is located on the busy Tropicana and Koval Lane corridor. Where the Site abuts residential (R-4 to the northwest, and mixed R-T, R-5 and R-4 zoning to the west), the Applicant is proposing less intense uses, including the parking lot and storage of materials. The residential to the west is also buffered by Deckow Lane.

6

UC-23-0592

KAEMPFER

CROWELL

Anticipated hours of operation for the Site are 5 a.m. – 5p.m. With the Site’s proximity to Harry Reid International Airport, the materials are stored largely at low-height. As shown on the site plan, materials within the material staging area do not exceed 9 feet. Further north, materials are stored at heights between 12-15 feet in height. . At the far western portion of the Site, materials will be stored up to 35 feet. Outside of the 9-foot material staging area, the Site includes temporary lights at a height of 20 feet.

Construction activities on the Site are anticipated to be minimal, as the Site is serving as a staging area and parking lot. Ingress to the Site is proposed at one location on Tropicana Avenue. Site egress is proposed at three locations; one on Tropicana Avenue next to the entrance, one on the east side of the Site and one at the northwest corner of the Site. A walking pathway is proposed at the northwest corner of the Site.

As discussed, the proposed uses are temporary. Pursuant to a private agreement, excerpts of which are shown below, the Applicant plans to cease the use of the Site by the end of February 2024.

PART II. C. Project Description

Part II.C.1 General Site & Project Description

The Site address is listed as 300 & 252 E. Tropicana Avenue Las Vegas, Nevada, 89169 in unincorporated Clark County, Paradise Township. It is an approximately 34 acre parcel that is being leased from the University of Nevada Board of Regent for use as a laydown and parking yard for the upcoming Formula 1 (F1) race to be held late November 2023. The Site is currently a disturbed vacant lot.

The Site is rectangularly shaped parcel and is located directly north of E. Tropicana Avenue and land used by the Department of Aviation, east of Decklow Lane and multi family residential, south of multi family residential, and west of disturbed vacant lots. See Appendix D: *Maps*.

The Site lies within the Las Vegas Valley Hydrographic Basin 212 within the Colorado River Hydrologic Basin in the Tropicana/Flamingo Watershed Basin ID NW-BB3-C. The Site is not located in a 100-year flood plain according to FEMA Panel 2156.

The construction activity is minimal with the Site primary being used as a laydown and parking lot.

Part II.E. Site Activity and Control Schedule

Groundbreaking activities are expected to start June, 2023 and last for a period of approximately eight months.*

Site activity and control schedule will consist primarily of:

- Development and implementation of Site SWPPP June 2023
- Site Clearing Development June 2023
- Onsite Utility Improvements July 2023
- Parking/materials laydown/storage Through Feb 2023-2024
- Notice of Termination filing and removal of remaining BMP Feb 2024

Typo, per client

*These dates are considered estimates and actual time frames will be recorded on the weekly site stormwater inspection checklist.

6

Clark County Planning

August 17, 2023

Page 3

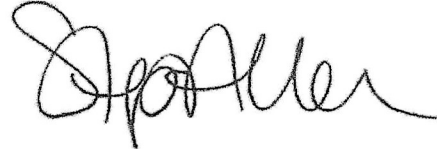
UC-23-0592

KAEMPFER

CROWELL

Thank you for your kind consideration. If you have any questions, please do not hesitate to contact me or my Paralegal Lindsay Kaempfer at (702) 792-7000.

Sincerely,
KAEMPFER CROWELL



Stephanie Hardie Allen

SHA/mkr

UC-23-0592



DES
DEPARTMENT OF ENVIRONMENT
AND SUSTAINABILITY

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Dust Control Operating Permit (DCOP) For Construction Activities

This permit does not exempt the permittee from compliance with the Endangered Species Act

Permit No: 56705

Version No: 0

Permittee: The PENTA Building Group

Project: F1 City Circuit Temporary Storage and Parking Area (56705)

Physical Location: 300 E. Tropicana Avenue

Cross Streets: Tropicana Avenue/Koval Lane, NE

Effective Date: May 9, 2023

Expiration Date: May 8, 2024

Revision Date: N/A

Revision Type: N/A

Project Acreage: 36.4

Region: SSE - South/Southeast

Notes/Additional Permit Conditions

Applying Alternative Asphalt Paving to the specifications listed in Air Quality's guidance. Renewal of the permit will be conditional as per Section 92 regulations.

Designated Onsite Representative

Name: Michael Pitts
Company: The PENTA Building Group
Mobile Number: 702-539-6577
Email: mpitts@pentabldggroup.com
Dust Card No.: DC90390 Expires: Aug 16, 2025

Responsible Official

Name: Don Farnham
Company: The PENTA Building Group
Office Number: 702-614-1678
Mobile Number: 702-210-3282
Email: dfarnham@pentabldggroup.com

Dust control measures must occur 24 hours a day, 7 days a week.

This permit is not valid until all fees are paid in full and a complete copy of the permit with conditions and the dust mitigation plan is posted on the project site.

It is a condition of the issuance of any operating permit required by the commission or pursuant to any local ordinance for the control of air pollution that the holder of the operating permit agrees to permit inspection of the premises to which the permit relates by authorized officer of the department at any time during the holder's hours of operation without prior notice. This condition must be stated on each application form and operating permit. NRS 445B.580.

The issuance of this PERMIT does not relieve the PERMITTEE from compliance with all other applicable federal, state, county and local ordinances and regulations. Issuance of this PERMIT shall not be a defense to violations of any applicable ordinances or regulations.

6

VC-23-0592

Permittee Information

Permittee Name: The PENTA Building Group

Mailing Address: 181 E Warm Springs Rd

City/State/Zip Code: Las Vegas, NV 89119

Office Number: 702-614-1678

Fax Number:

Additional Project Information

Project Description: This lot would be utilized as temporary laydown of equipment, materials, and temporary parking for construction of the Paddock Building located at Harmon and Koval, DCOP #55455. This will also be used as temporary staging for the upcoming F1 race in November 2023.

Project Attributes: Miscellaneous

Portable Crushing and/or Powered Screening: *Portable crushing and/or powered screening equipment supporting any onsite single construction activity and remaining onsite for less than 12 months is exempt from the stationary source permitting requirements of AQR Section 12.1 and will instead be subject to the conditions of the Dust Control Operating Permit issued pursuant to AQR Section 94. This exemption does not apply to equipment listed as emission units in a current minor source permit unless the permit states otherwise.*

- Will portable crushing or powered screening occur onsite: No
- If yes, what is the anticipated date that equipment will be brought onsite: N/A
- What is the duration equipment will remain onsite: N/A

Dust Control Monitor Information

Name: N/A

Company: N/A

Mobile Number: N/A

Email: N/A

Dust Monitor Card No.: Expires:

Blasting Supplemental Information

Blasting Company: N/A

Contact Name: N/A

Mailing Address: N/A

Office Number: N/A

Mobile Number: N/A

Blasting Date: N/A Blasting Time: N/A

Blasting Frequency: N/A

Material to be Blasted: N/A

Acreage to be Blasted: N/A

Blasting Depth: N/A Feet

Distance to Nearest Residence: N/A Feet

Distance to Nearest Business: N/A Feet

Have Nearby Residents Been Informed: N/A

6

UC-23-0592

Have Nearby Businesses Been Informed: N/A

Responsible Official Certification/Acknowledgement Statement

By submitting this permit application electronically, the user (Responsible Official) certifies the following:

- a. As the Responsible Official (applicant), I am authorized on behalf of the Owner Builder/Company/Organization (permittee) to apply for this DCOP and to commit to all of the terms and conditions therein.
- b. If applying on behalf of the permittee listed, the permittee shall be responsible for complying with requirements of this DCOP and the Air Quality Regulations (AQRs). Otherwise, the applicant listed shall be the responsible party.
- c. I accept responsibility for assuring that all contractors, subcontractors, and other persons on the construction site defined by this permit comply with the terms and conditions of the DCOP, the associated Dust Mitigation Plan and the AQRs.

By submitting this permit application electronically, the user (Responsible Official) acknowledges the following:

- a. The permit issued in response to this application is not a substitute for obtaining the property owner's permission to use land associated with the project. Issuance of the DCOP is intended only for controlling the emission of air pollutants and assuring compliance with the AQRs. Clark County cannot be held liable for any unauthorized use of the land.
- b. In accordance with the DCOP and the AQRs, the applicant and the permittee shall consent to inspection of the site during normal hours of operation by Division of Air Quality (DAQ) staff without prior notice to determine compliance with the terms and conditions of the DCOP and the AQRs.

Additional Instructions/Advisories

- a. Before disturbing soils on a parcel, enacting a grade change, constructing a structure and/or appurtenances, or installing, constructing, or modifying equipment that emits an air pollutant, you must contact and obtain all required permits from Clark County's Department of Comprehensive Planning, Building Department, DAQ (Title 30 Notice) and the municipality with jurisdiction.
- b. If the project has 50 or more acres of disturbed soil at any given time, the permittee shall identify the on-site Dust Control Monitor for the project(s). In addition, this requirement applies when the permittee has common control of multiple adjacent projects that individually have less than 50 acres of disturbed soil at any given time, but the combined project has 50 or more acres of disturbed soil at any given time.
If a Dust Control Monitor had not been identified at the time of this permit issuance, the permittee shall notify DAQ by revising the permit in the DAQ Permitting Portal, before disturbing 50 or more acres of soil at any given time. The Dust Control Monitor must be on-site at all times when construction activities occur and shall manage dust prevention and control on-site.
- c. DCOP acreage fee is based on total project acreage of disturbed surface area, which is rounded up to the next whole acre. If the project is less than 1 acre, a minimum of 1 acre shall apply to the project for fee purposes.
- d. Stormwater Advisory: Be advised that all land disturbances that exceed 1 acre or are adjacent to a waterway must submit a "Notice of Intent" to the Nevada Division of Environmental Protection that certifies a Storm Water Pollution Prevention Plan has been developed and is maintained for the site. Contact NDEP at (775) 687-9429 for an application, information, and instructions.

6

UC-23-0592

Dust Mitigation Plan

Parcel Number: 162-21-802-005

Soil PEP: High

Water Source: Hydrant with Jones Valve

If other, describe:

Water Application Method: Water Trucks/Pulls

If other, describe:

Best Management Practices (BMPs) – Control Measures

The permittee shall comply with all requirements of Section 94 of the AQRs and all provisions of the DCOP issued from this application.

For each project activity listed in this Dust Mitigation Plan, the permittee shall comply with the requirements for the associated Best Management Practices (BMPs). Where options are listed for a BMP requirement, the permittee shall apply one or more of the Control Measures to comply with the requirement. The permittee will apply corresponding Control Measures for the PEP for the project soil type(s).

Table 1 provides the required Control Measures to be implemented for each soil type based on PEP. Some Control Measures apply to Construction Activities regardless of soil type. The Control Measures implemented must address the PEP for the area in which the Construction project is permitted.

Table 1: Soil Types

Particulate Emission Potential (PEP)	Control Measure
Low	Apply water and mix moist soil with dry soil until optimum moisture content is reached.
Moderate Low	Apply and mix water into soil and/or material until optimum moisture content is reached.
Moderate High	Apply and mix water and tackifier solution into soil and/or material until optimum moisture content is reached.
High	Apply and mix water and surfactant solution into soil and/or material until optimum moisture content is reached.

The permittee shall comply with all applicable requirements for activities performed pursuant to this DCOP. If a requirement has Control Measures listed, permittee shall comply with one or more of the Control Measures. If Control Measures for the requirement are contingent on the project PEP/Soil Type, permittee shall comply with one or more of the Control Measure for the designated PEP/Soil Type.

6

OUTSIDE STORAGE/BANQUET CATERING FACILITY PARADISE RD/FLAMINGO RD
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0599-PARADISE 12 LLC:

USE PERMITS for the following: 1) caterer; 2) temporary construction activities; and 3) temporary construction storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a catering facility within a membrane structure (tent); 2) eliminate parking and loading spaces; 3) eliminate landscaping and screening; 4) allow alternative site design standards; and 5) waive noise standards.

DESIGN REVIEW of a temporary catering facility (6 tents) and temporary construction activities and storage in conjunction with a racetrack on 12.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the west side of Paradise Road, 540 feet south of Flamingo Road within Paradise. JG/lm/xx (For possible action)

RELATED INFORMATION:

APN:

162-21-512-001 through 162-21-512-003; 162-22-103-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a catering facility to be conducted within a membrane structure (tent) where all uses are required to be conducted within a permanent enclosed building per Section 30.44.005.
2. Eliminate parking and loading spaces where required per Chapter 30.60.
3. Eliminate landscaping and screening where required per Chapter 30.64.
4. Allow alternative site development standards, such as but not limited to, trash enclosures where required per Chapter 30.56.
5. Waive noise standards where required per Section 30.68.020.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4185 Paradise Road
- Site Acreage: 12

- Project Type: Catering facility with temporary construction activities and construction storage
- Number of Stories: 1
- Building Height: 65 feet, 8 inches
- Square Feet: 15,069.5 (tent 1)/15,069.5 (tent 2)/11,302 (tent 3)/59,740.5 (tent 4)/10,764 (tent 5)/15,069.5 (tent 6)

Site Plans

The plans depict a proposed temporary catering facility on the west portion of the site, with an approximate 4 acre temporary construction storage area with temporary construction activities (pre-assembly of materials for vehicular bridges) located on the east portion of the site. Access to the site is from a gated entry that is set back 20 feet from Paradise Road with the driveway having an overall width of 52 feet. A 34.4 foot wide access drive aisle is located along the southerly portion of all parcels with a 6 foot wide pedestrian walkway.

The proposed temporary catering facility is located within prefabricated tents for the preparation kitchen in conjunction with the Formula 1 racetrack paddock previously approved on the parcels to the southwest (UC-22-0556).

The temporary storage area includes areas for offloading and for the temporary vehicular bridge staging and preassembly area. There is no on-site customer parking provided on the site. Loading areas and trash containers are located to the east of the tents.

The uses at the site require 24-hour operations for set-up and tear-down the weeks before and after the race.

Landscaping

There is no proposed landscaping on the site. There are existing palm trees and shrubbery on the north and south sides of the existing driveway along Paradise Road.

Elevations

The plan depicts 6 tents clustered together, which have an overall height of 65 feet 8 inches. The exterior of the tent consists of vinyl membrane fabric exterior.

Floor Plans

The proposed plans depict 6 tents with interior connections to provide necessary catering facilities in conjunction with the approved Formula 1 racetrack paddock to the southwest. There are 6 clustered tents that range in size from 10,764 square feet to 59,740.5 square feet. Tent facilities include multiple refrigeration units, offices, space for waste containers, pre-cut and preparation space for fish, meat, chicken and vegetables, hot and cold kitchen spaces, pastry preparation space, dish washing areas, staff space, restrooms, delivery areas, waste compactors, and insulated cold tent.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicated that the proposed temporary uses are for the adjoining Paddock site for the upcoming 2023 Formula 1 Las Vegas Grand Prix. The proposed temporary production kitchen (caterer) will prepare food that is then transported the short distance to the Paddock building for final preparation and consumption. The use is proposed to be conducted from 5:00 a.m. to 5:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0455	Reclassified 12.1 acres to RVP & C-1 zoning for an RV park - expired	Held No Date	November 2021
TM-21-500135	1 lot commercial subdivision - expired	Held No Date	November 2021

There have been several land use requests for the subject parcels, the most recent are listed for reference and all others may be view in department records.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	H-1	Hotel, undeveloped, in-line retail building, & vacant restaurant building
South	Corridor Mixed-Use	H-1	Apartment complex, Virgin Resort Hotel, & vacant hotel
East	Corridor Mixed-Use	H-1	Silver Sevens Resort Hotel & apartment complex
West	Corridor Mixed-Use	H-1	Tuscany Hotel & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis
Comprehensive Planning
Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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.

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.

Use Permits, Waivers of Development Standards, & Design Review

Staff can support the requests to allow temporary caterer facilities and temporary construction activities and storage for support services in relation to the Formula 1 paddock. Staff finds that the proposed requests will have no greater impact, adverse or negative, on the surrounding land uses and properties than the previously approved Paddock to the southwest. In addition, starting operations 1 hour earlier than allowed is temporary, and should cease by the end of February 2024. Therefore, staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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.

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

APPLICANT: LAS VEGAS GRAND PRIX, INC.

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

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0599</u> DATE FILED: <u>8/24/23</u> PLANNER ASSIGNED: <u>AL</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>9/26/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/4/23</u> FEE: _____
	PROPERTY OWNER NAME: <u>Paradise 12, LLC</u> ADDRESS: <u>901 N. Green Valley Parkway, Suite 130</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Liberty Media Corporation</u> ADDRESS: <u>12300 Liberty Boulevard</u> CITY: <u>Engelwood</u> STATE: <u>CO</u> ZIP: <u>80112</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT 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>702-792-7043</u> CELL: _____ E-MAIL: <u>sallen@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-21-512-001 thru 003, 1102-22-105-004

PROPERTY ADDRESS and/or CROSS STREETS: Paradise/Fleming

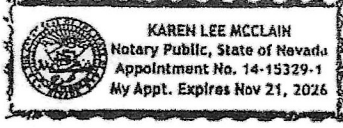
PROJECT DESCRIPTION: Temporary Vehicular Bridge Staging and Preassembly Area & Temporary Kitchen

(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) Michael Ochoa

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 1, 2023 (DATE)
 By Michael Ochoa
 NOTARY PUBLIC: Karen Lee McClain



*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.

7

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

KAEMPFER

CROWELL

STEPHANIE HARDIE ALLEN
sallen@kcnvlaw.com
D: 702.792.7045

August 8, 2023

UC-23-0599

VIA UPLOAD

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

**Re: Justification Letter – Special Use Permits for: Construction Storage,
Temporary; Construction Activities, Temporary; and Catering Facility
APNs: 162-21-512-001, 162-21-512-002, and 162-21-512-003**

& 162-22-103-004

To Whom It May Concern:

Please be advised our office represents Liberty Media Corporation (the “Applicant”) in the above-referenced matter. The original application for the upcoming 2023 Formula 1 Las Vegas Grand Prix (“F1”) was approved by the Board of County Commissioners on November 2, 2022 (UC-22-0556). Related to the previously-approved application(s), the Applicant requests special use permits for 1) construction storage, temporary, and 2) temporary banquet facility in preparation for the upcoming event. The temporary uses are proposed on East Flamingo Road and Paradise Road on approximately 11 acres, just northeast of the Paddock site, more specifically identified as APNs 162-21-512-001, 162-21-512-002, and 162-21-512-003 (“the Site”). The Site is zoned H-1, which requires special use permits for the proposed uses, as discussed below.

The Applicant requests a special use permit for a banquet facility within H-1 zoning. The Applicant proposes to use the Site for temporary production kitchen uses on the western portion of the Site, to prepare food that is then transported the short distance to the Paddock building for final preparation and consumption. The preparation of food will take place within large tent structures, as shown on the submitted site plans.

Additionally, temporary storage and staging of materials and equipment related to the F1 event is proposed on the eastern portion of the Site, including staging materials of the temporary vehicular bridges planned for the F1 event. Temporary construction activities are also proposed on the eastern portion of the Site, to include pre-assembly of materials relating to the vehicular bridges. We are requesting a use permit to allow for these temporary construction activities for off-site purposes. The Site is ideally located for the proposed uses, with the close proximity to the Paddock building, and the Site is largely surrounded by similar H-1 zoning.

The Applicant is requesting waivers for the following 1) parking and parking stall striping for the temporary on-site parking; 2) vinyl siding of the catering building; 3) perimeter landscape buffering; 4) street landscaping; and 5) parking lot landscaping. As discussed, the proposed uses

Clark County Planning

August 8, 2023

Page 2

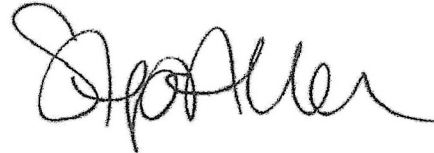
KAEMPFER

CROWELL

are temporary. The Applicant proposes to cease the use of the Site by the end of February 2024.

Thank you for your kind consideration. If you have any questions, please do not hesitate to contact me or my Paralegal Lindsay Kaempfer at (702) 792-7000.

Sincerely,
KAEMPFER CROWELL



Stephanie Hardie Allen

SHA/mkr

UC-23-0599

10/17/23 PC AGENDA SHEET

SCHOOL
(TITLE 30)

PARADISE RD/SERENE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-23-400118 (DR-22-0582)-CAPSTONE CHRISTIAN ACADEMY:

DESIGN REVIEW FIRST APPLICATION FOR REVIEW for an addition to an existing school on 2.0 acres in an R-E (Rural Estates Residential) Zone.

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

RELATED INFORMATION:

APN:
177-22-702-005

LAND USE PLAN:
WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

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

History and Request

The Clark County Planning Commission (PC) previously approved a design review for an addition to an existing school. A condition of approval required a review in 6 months, this application is to satisfy that condition.

Site Plan

The approved plan depicts an existing 13,918 square foot school and daycare facility centrally located on a 2 acre lot at the corner of Serene Avenue and Paradise Road. The site has access through a standard driveway along Serene Avenue. Parking for the school is in the northern portion of the site in front of the school building and will provide 48 parking spaces, where 19 parking spaces are required. The eastern, western, and southern portions of the site are primarily

play areas for the school children. These areas contain several shade structures and play equipment. The play area is contained by a 6 foot CMU wall along the side and rear property lines.

The school addition is in the south, central portion of the site attached to the southern wall of the existing building. The approved plan indicated the addition is approximately 1,596 square feet and will replace an existing patio and will be surrounded by a sidewalk. The addition is set back 47 feet 4 inches from the rear property line (which meets the height/setback ratio as defined in Figure 30.56-10) and 84.5 feet from the eastern side property line.

Landscaping

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

The southern/rear property line will have updated landscaping. The landscaping as approved will comply with Figure 30.64-11 for a landscaping buffer adjacent to a less intensive use. The approved landscape plan depicts 15 Eldarica Pine (*Pinus Eldarica*) trees (24 inch box Evergreens) spaced 20 feet off center in 5.5 foot planters.

Elevations

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

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

Floor Plans

The approved plans show the existing school/daycare facility with 9 classroom areas that range in size from 565 square feet up to 923 square feet. The classrooms are supported by a lunchroom, activity room, restrooms, and offices. The proposed addition is shown in the southeast corner of the building. The 1,596 square foot addition will provide 2 additional classroom spaces of 723 square feet and 732 square feet along with a storage room. The addition will be accessed through the existing activity room by a repurposed existing door and a newly installed door with 2 currently existing windows in-filled. The exterior of the building will be accessed by 2 doors at the south central end of the addition. The addition will replace an existing 16 foot patio and expand an additional 16 feet from the existing patio.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

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

Current Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The applicant indicates that since the design review approval, Capstone Christian Academy has paid the mitigation fees and the civil plans are currently in review. Due to the location of the requested flashers, an alternate footers design for a cantilevered footing was required. Once the structural review is approved, Civil can submit revised plans to Public Works. According to the applicant, this is anticipated to be done by August or early September. The applicant indicated that the drawings for the classroom expansion have been under review in the Building Department (BD-23-20292). The applicant is requesting to extend 1 year to the 6 month review per the conditions of approval.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-22-0582	Addition to an existing school	Approved by PC	February 2023
WC-22-400117 (UC-1266-98)	Waived conditions of a use permit requiring A-2 landscaping on the western and southern property lines	Approved by PC	February 2023

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0599	School in conjunction with an existing daycare facility	Approved by PC	February 2021
UC-0798-07	Communications tower in conjunction with an existing daycare facility	Approved by BCC	September 2007
UC-1766-98	Daycare facility	Approved by PC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
East & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

The applicant has had time to complete the original conditions of the approval for the school, which were established in April 2021. Although, the applicant has made progress within the last 6 months, the completion of the conditions still have not been met. Therefore, staff cannot support the application for review for the addition of the school.

Staff Recommendation

Denial.

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

If approved:

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ANDY GRAVES

**CONTACT: KGA ARCHITECTURE, 9075 W. DIABLO DR., SUITE 300, LAS VEGAS, NV
89148**

DRAFT

PLANNER COPY



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>DR-22-0582</u> (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>23-400118</u> DATE FILED: <u>8/1/23</u></p> <p>PLANNER ASSIGNED: <u>Rp</u></p> <p>TAB/CAC: <u>paradise</u> TAB/CAC DATE: <u>9/26/23</u></p> <p>PC MEETING DATE: <u>10-17-23</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$300</u></p>
	PROPERTY OWNER	<p>NAME: <u>Capstone Christian Academy</u></p> <p>ADDRESS: <u>985 E Serene Ave</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u></p> <p>TELEPHONE: <u>702-597-1010 Ext 2935</u> CELL: _____</p> <p>E-MAIL: <u>AGRAVES@IMPACTCOMPANIES.COM</u></p>
	APPLICANT	<p>NAME: <u>Capstone Christian Academy</u></p> <p>ADDRESS: <u>985 E Serene Ave</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u></p> <p>TELEPHONE: <u>702-597-1010 Ext 2935</u> CELL: _____</p> <p>E-MAIL: <u>AGRAVES@IMPACTCOMPANIES.COM</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>KGA c/o Craig Lucas</u></p> <p>ADDRESS: <u>9075 West Diablo Drive, Suite 300</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u></p> <p>TELEPHONE: <u>702-367-6900 Ext. 160</u> CELL: _____</p> <p>E-MAIL: <u>clucas@kga.design</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 177-22-702-005

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

PROJECT DESCRIPTION: 6 month to review per Public Works for off-site improvements and flashers

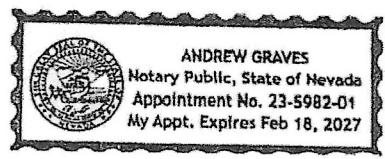
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Andrew Sunderman Joe Sunderman
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 21, 2023 (DATE)

By Lloyd Joseph Sunderman
 NOTARY PUBLIC: Andrew Sunderman



*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.

8

23-4001



June 27, 2023

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

Re: Capstone Christian Academy DR-22-0582

To Whom It May Concern:

Please accept this document as the justification letter for the above referenced project. We are requesting an Extension of Time for one year for the 6-month review per the Conditions of Approval for DR-22-0582. The project is for an approximately 1,596 S.F. classroom expansion. The project site is Assessor's Parcel Number 177-22-702-005. The project is located at 985 E. Serene Avenue.

The Extension of Time was requested by Clark County Comprehensive Planning and Clark County Public Works so that construction could begin on the flashers and any off-site improvements before having the "6 months to review" to brief Staff, Public Works, and the Planning Commission on the status of complying with the previous conditions of UC-20-0599 and the off-site plan review comments provided in July 2021.

Capstone Christian Academy has paid the mitigation fees and civil plans are currently in review by Public Works. Due to the location of the requested flashers, an alternate footer design for a cantilevered footing was required and that structural review is currently in process. Once the structural review has been approved, Civil can submit revised plans back to Public Works. Civil is currently anticipating a late August or early September approval.

Drawings for the classroom expansion have been under review in the building department and the second round of comments are being picked up. These comments are anticipated to be turned back in within a couple of weeks.

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

Sincerely,

Craig Lucas
Associate, Senior Designer
Architect

AIRPORT HANGAR
(TITLE 30)

RUSSELL RD/LAS VEGAS BLVD S

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-23-0577-COUNTY OF CLARK (AVIATION):

DESIGN REVIEW for modifications to a portion of Harry Reid International Airport to construct a new improvement on a 7.0 acre portion of 31.6 acres in a P-F (Public Facility) (AE-65 & AE-70) Zone.

Generally located on the north and south sides of Russell Road (alignment), approximately 370 feet east of Las Vegas Boulevard South within Paradise. JG/sd/syp (For possible action)

RELATED INFORMATION:

APN:

162-28-402-007; 162-28-402-008; 162-33-101-003; 162-33-101-012; 162-33-101-015 through 162-33-101-016 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

General Summary

- Site Address: 5616 Haven Street
- Site Acreage: 31.6 (portion)
- Project Type: Airport buildings
- Building Height (feet): Up to 42
- Square Feet: 97,748 (new construction)
- Parking Required/Provided: 117/144

Site Plans

The plans depict a construction of 3 new buildings in conjunction with the existing Harry Reid International Airport. The 3 new buildings include a 7,528 square foot facility (Building A) for U.S. Customs and Border Protection for the use of clearing passengers. A second facility (Building B) is for Executive Jet Management for use as a charter terminal for passengers and is 26,220 square feet. The third facility (Building C) is a new hangar for NetJets to be used for jet aircraft maintenance and is 64,000 square feet. Access is provided from Dewey Road from the North.

Landscaping

The plans submitted depict new landscaping and parking lot landscaping. Landscape islands are shown on the plans and consist of 93 trees and other groundcover and shrubs. Other landscaping materials include Date Palm Trees and Joshua Trees. Landscaping is shown along some portions of the exterior of the proposed buildings and along the perimeter.

Elevations

Building A is 25 feet to the top of the roof with a flat metal corrugated parapet wall, storefront windows and doors with metal trim, and CMU split face cinderblock exterior materials.

Building B will be 42 feet in height with the exterior being painted tilt-up concrete panels, with insulated metal doors and frame with sliding doors.

Building C will be 42 feet in height with painted tilt-up concrete, roll-up doors, wood grain aluminum slat fencing wall, window anodized aluminum frame, metal panel cladding, and marble veneer.

Floor Plans

The terminal (building A) will house both Executive Jet and the U.S. Customs and Border Patrol. The floor plans for the terminal facility depict the waiting area, processing of passengers, restrooms, offices, interview rooms, janitor room, VIP lounge, holding rooms, flight pantry, staff breakroom, and processing area for international passengers.

Building B is a private jet hangar for Executive Jet Management and will be used for indoor plane parking and servicing and includes offices, shop area, restrooms, fire, and utility rooms.

Building C will be a hangar for NetJets with sales offices, restrooms, maintenance office, crew lounge, conference rooms, paint shop, maintenance warehouse room, dry storage room, and stairs to the second level.

Signage

Signage is not a part of this request.

Applicant's Justification

These buildings are appropriate uses for this location and will be a significant improvement to the area. A similar project was previously approved on this site in 2019, then put on hold during covid, then rearranged to accommodate access to some additional land that the County purchased for additional expansion of the airport.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-22-0622	Construction of airport improvements & finished grade	Approved by BCC	December 2022

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0362	Reclassified this site to P-F zoning with a waiver to defer full off-site improvements	Approved by BCC	August 2022
WS-19-0800	Waiver of development standards for modified driveway geometrics; with a design review for modifications to a portion of Harry Reid Airport to construct a new helicopter hangar	Approved by PC	December 2019
VS-0526-15	Vacated and abandoned a 30 foot wide portion of right-of-way being Las Vegas Boulevard South along the west property line, and a 3 foot wide portion of right-of-way being Dewey Drive along the south property line - recorded	Approved by PC	October 2015
DR-1422-07 (WC-0177-08)	Waived the condition of approval for gates to be open during business hours for an airplane hangar facility	Approved by PC	August 2008
DR-1422-07	Airplane hangar facility	Approved by PC	January 2008
UC-0406-01	An existing airport (McCarran International Airport) with related accessory uses on 2,500 acres	Approved by PC	May 2001
UC-1253-96	Cellular communications facility	Approved by PC	September 1996
ZC-0852-95	Reclassified 81 acres, which included a portion of this site, to P-F zoning for the expansion of McCarran International Airport	Approved by BCC	September 1995
DR-1498-94	A flight support operations building on 91.8 acres	Approved by PC	October 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1 & P-F	Harry Reid International Airport
East	Entertainment Mixed-Use	P-F	Harry Reid International Airport
South	Public Facilities	P-F & H-1	Harry Reid International Airport
West	Entertainment Mixed-Use	H-1 & P-F	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The airport was recently approved for the expansion of airport facilities to accommodate increased demand from passengers and air travel. The proposed new facilities are compatible with surrounding and adjacent development, including similar buildings and hangers. The proposed improvements will allow for increased usage of the airport. Site access and circulation

do not negatively impact adjacent roadways or neighborhood traffic. Staff can support this request.

Department of Aviation

The development is located on property owned by the Department of Aviation and will be identified on the airport layout plan (ALP) for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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 "on airport" FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- 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.
- Applicant is advised that the 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.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0420-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY DEPARTMENT OF AVIATION-VICTOR MORROW
CONTACT: BENJAMIN GIRARDIN, 7373 PEAK DRIVE, STE 170 LAS VEGAS, NV 89128

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-23-0577</u> DATE FILED: <u>8/17/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>9/26/23</u> PC MEETING DATE: <u>10/17/23</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>Clark County Department of Aviation- Contact person: Victor Morrow</u> ADDRESS: <u>1845 E. Russel Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.261.5652</u> CELL: _____ E-MAIL: <u>victorm@lasairport.com</u>
	APPLICANT NAME: <u>Jet Hangars II, LLC dba The Molasky Group of Companies- Authorized Representative: Mike Doran, SVP</u> ADDRESS: <u>100 N. City Pkwy. Suite 1520</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702.735.0155</u> CELL: <u>971.413.1204</u> E-MAIL: <u>miked@molaskyco.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>PGAL- Contact person: Benjamin Girardin</u> ADDRESS: <u>7373 Peak Drive Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702.435.4448</u> CELL: _____ E-MAIL: <u>bgirardin@pgal.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-33-101-016; 162-33-101-015; 162-33-101-003; 162-33-101-012; 162-28-402-007; 162-28-402-008

PROPERTY ADDRESS and/or CROSS STREETS: 35 E. Dewey Drive Las Vegas NV 891119

PROJECT DESCRIPTION: Construction of three new buildings: 1 ~7,500sf CBP and Signature Sports Charter Building 2 ~26,200sf EJM Hangar. 3 ~59,000sf NetJets Hangar and terminal.

(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.

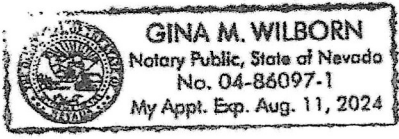
Rosemary A. Vassiliadis Rosemary A. Vassiliadis
Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON JULY 27, 2023 (DATE)

By ROSEMARY A. VASSILIADIS

NOTARY PUBLIC: Gina M. Wilborn



*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.

PLANNER COPY



DR-23-0577

JULY 24, 2023

CLARK COUNTY
DEPARTMENT OF COMPREHENSIVE PLANNING 500 S. GRAND CENTRAL PARKWAY
LAS VEGAS, NV 89155

RE: LV AVIATION @ 5616 - APN # 162-33-101-016, 162-33-101-015, 162-33-101-0103, 162-33-101-012, 162-28-402-007, 162-28-402-008 REQUEST FOR A DESIGN REVIEW

TO WHOM IT MAY CONCERN:

- ALEXANDRIA
- ATLANTA
- AUSTIN
- BOCA RATON
- CHICAGO
- DALLAS/FORT WORTH
- DENVER
- HOBOKEN
- HOUSTON
- LAS VEGAS
- LOS ANGELES
- SALT LAKE CITY
- SAN DIEGO

ON BEHALF OF SIGNATURE FLIGHT SUPPORT, WE ARE REQUESTING A DESIGN REVIEW FOR THE PROPOSED LV AVIATION PROJECT LOCATED AT 5616 HAVEN STREET, WITHIN THE HARRY REID INTERNATIONAL AIRPORT ON APPROXIMATELY 7 ACRES OF THE 31.61-ACRE SITE. THE CURRENT ZONING IS PUBLIC FACILITY (P-F) / PUBLIC Use (PU), WHICH IS APPROPRIATE FOR THE PROPOSED FACILITIES.

WE ARE PROPOSING TO CONSTRUCT THREE NEW BUILDINGS AS PART OF THIS PROJECT. BUILDING ONE IS A NEW FACILITY FOR U.S. CUSTOMS AND BORDER PROTECTION (CBP), WHICH IS A 7,528 SF SINGLE STORY BUILDING TO BE USED FOR CLEARING PASSENGERS IN AIRPLANES ORIGINATING FROM OUTSIDE THE US. LAS VEGAS IS AN INTERNATIONAL DESTINATION FOR PRIVATE JETS FROM OTHER COUNTRIES. THIS BUILDING WILL REPLACE THE EXISTING CBP BUILDING AND WILL BE A HUGE IMPROVEMENT TO THE CURRENT SITUATION FOR INCOMING JETS AND PASSENGERS. BUILDING TWO IS A PRIVATE JET HANGER FOR EXECUTIVE JET MANAGEMENT (EJM) AND WILL BE USED FOR PARKING PLANES INSIDE WHILE PEOPLE ARE VISITING LAS VEGAS. THIS BUILDING IS 26,220 SF SINGLE STORY BUILDING. 21,178 SF OF HANGAR SPACE, WITH 5,042 SF OF ASSOCIATED OFFICE AND SUPPORT SPACE. THE THIRD BUILDING IS FOR NET JETS. IT WILL BE USED AS A TERMINAL AND MAINTENANCE FACILITY. THE MAINTENANCE HANGAR IS A SINGLE STORY 59,000 SF GROUND FLOOR AREA AND A 5,000 SF SECOND FLOOR AREA FOR A TOTAL OF 64,000 SF ON TWO LEVELS.

THESE BUILDINGS ARE APPROPRIATE USES FOR THIS LAND AND WILL BE A SIGNIFICANT IMPROVEMENT TO THIS AREA. A SIMILAR PROJECT WAS PREVIOUSLY APPROVED ON THIS SITE IN 2019, THEN PUT ON HOLD DURING COVID, THEN REARRANGED TO ACCOMMODATE ACCESS TO SOME ADDITIONAL LAND THAT THE COUNTY PURCHASED FOR ADDITIONAL EXPANSION OF THE AIRPORT.

WE ARE REQUESTING THE SUPPORT OF CLARK COUNTY COMPREHENSIVE PLANNING, ALONG WITH TOWN BOARD AND PLANNING COMMISSION FOR THESE PROPOSED BUILDINGS AND ASSOCIATED SITE DEVELOPMENT. PLEASE CONTACT ME FOR ANY ADDITIONAL INFORMATION OR IF YOU HAVE ANY QUESTIONS.

THANKS,

BENJAMIN GIRARDIN, AIA, NCARB, LEED AP
PRINCIPAL ARCHITECT

PGAL, LLC
7373 Peak Dr., Suite 170
Las Vegas, NV 89128

† 702 435 4448
† 702 435 4470

Jeffrey R. Gerber, AIA | Ken Brown, AIA | David L. Andrews, AIA | Paul D. Bonnette, AIA | Jefferson D. Bulla III, AIA | Dennis M. Corniskey, PE
Matthew Ellis, AIA | Samuel J. Ferreri, AIA | Beth Funk | Cheryl Gajeske, AIA | Costas Georghiou, PE | Benjamin J. Girardin, AIA
Ryan Josefovsky, PE | Sharon Lang | Michael H. Lloyd, AIA | David F. Moss, AIA | Greg Mullin, AIA | Ian A. Nestler, AIA | Ivan Dine, AIA
Cris Ruebush, AIA | Derron S. Vincik, PE | Jeffrey A. Weiner, AIA

10/17/23 PC AGENDA SHEET

PHARMACY
(TITLE 30)

VALLEY VIEW BLVD/VIKING RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0578-VALLEY VIEW INDUSTRIAL INVESTORS, LP:

USE PERMIT to allow a pharmacy in conjunction with an existing office/warehouse complex on a portion of 13.1 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the west side of Valley View Boulevard and the north side of Viking Road within Paradise. JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:

162-18-711-001 through 162-18-711-005 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3871 S. Valley View Boulevard, Suite 13
- Site Acreage: 13.1 (portion)
- Project Type: Retail pharmacy
- Number of Stories: 1
- Square Feet: 883
- Parking Required/Provided: 506/528 (overall complex)

Site Plan

The site plan depicts an existing 6 building office/warehouse complex located at the northwest corner of Valley View Boulevard and Viking Road. The 6 buildings are spread across 5 parcels that combine for a total area of 13.1 acres. The subject suite (Suite 13) is in the southernmost building and is located in the central portion of the western arm of the building. Parking and loading areas are shown to surround all 6 buildings and along the southern, eastern, and western property lines. A total of 506 parking spaces are required for the overall site with 528 spaces being provided. Access to the site is provided by 8 commercial driveways, with 2 driveways accessing Viking Road on the south side of the site, and 6 driveways accessing Valley View Boulevard on the east side, with a driveway located between each building.

Landscaping

No changes to the existing landscaping are proposed. The existing street landscaping consists of 5 foot attached sidewalks with 20 foot landscape strips behind the sidewalks along Valley View Boulevard, adjacent to the existing buildings. Additional street landscaping is provided behind the attached sidewalks on both Valley View Boulevard and Viking Road through a 5 foot landscaping strip. These landscaping strips contain mostly medium to small sized shrubs. No parking lot landscaping is provided except for terminating islands surrounding the southern retail building.

Elevations

The provided photos of the elevations depict a typical 1 story commercial complex building. The exterior of the building is primarily painted stucco with a majority of the building being a white painted façade with a grey/green painted stucco pop-out. Access to the building is provided by a commercial window and door system. No changes to the exterior of the building are proposed.

Floor Plans

The floor plan depicts an 883 square foot lease space. The plans show an approximately 460 square foot central dispensary room in the northeast portion of the space. Support rooms flank the central dispensary room with a bathroom and pantry area to the west of the dispensary. An entry and check-out area are provided to the southwest of the main dispensary room. Finally, a hall and storage room are shown to connect the dispensary room to the entry area in the southeast portion of the space.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that their business will provide a vital service to the surrounding area by filling prescriptions from doctors’ offices and providing free delivery. The applicant states that they will follow all state, federal, and local requirements for pharmacies. The pharmacy will have a total of 4 employees at a time, 1 pharmacist, 2 pharmacy technicians, and 1 delivery driver. The applicant also states that the proposed pharmacy will operate Monday through Friday between 9:00 a.m. and 5:30 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900671	Digital conversion of billboard (south face)	Approved by ZA	November 2021
ADR-21-900670	Digital conversion of billboard (north face)	Approved by ZA	November 2021
UC-19-0008	Minor training facility (card dealing school)	Approved by PC	February 2019
WS-0146-17	Reduced setback for a trash enclosure	Approved by PC	April 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0829-16	Sporting goods (firearms)	Approved by PC	January 2017
UC-0720-16	Supper club	Approved by PC	December 2016
UC-0647-16	Liquor store	Approved by PC	November 2016
UC-0436-16	Office, personal services, postal services, retail, and restaurant uses in conjunction with an existing office/warehouse complex	Approved by PC	September 2016
ADR-1011-15	Remodeled the facades of existing buildings within an office/warehouse complex	Approved by ZA	October 2015
UC-0041-10	Check cashing services	Approved by PC	March 2010
ADR-1414-09	Motion picture production studio	Approved by ZA	January 2010
ZC-0465-09	Reclassified the property to H-1 zoning for a resort condominium project + expired	Approved by BCC	September 2009
ADR-1694-08	Motion picture production studio	Approved by ZA	January 2009
UC-0906-05 (ET-0179-08)	First extension of time for a bathhouse	Approved by PC	August 2008
UC-0906-05	Bathhouse	Approved by PC	July 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	M-1, C-2, & R-4	Retail complex, outside storage, & multiple family residential
South	Entertainment Mixed-Use	C-1	Gold Coast Resort Hotel
East	Entertainment Mixed-Use	M-1	Office/warehouse & outside storage
West	Entertainment Mixed-Use	R-4	Multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The location of the proposed pharmacy is within an existing office/warehouse complex that contains a retail building in which there are several retail and office uses already, such as a dental lab, spas, and liquor stores, which should have similar or less traffic than a typical retail pharmacy. In addition, there are also more intense uses already approved and operating within the office/warehouse complex, such as a restaurant and a major training facility. The surrounding properties are a mix of residential, commercial, and industrial uses, so this use should not impose a major impact to the area and would provide a vital service as well. The pharmacy will have direct access to major streets such as Valley View Boulevard. Parking appears to be able to accommodate the uses on-site. As a result, staff finds that the proposed pharmacy would be compatible with the uses on-site and in the surrounding area, and that the subject complex should be able to handle the addition of the pharmacy. In addition, the approval of this proposed pharmacy would support Policies 5.1.5 and 5.5.3 of the Master Plan, which encourage the use of vacant spaces within existing commercial/office complexes and the support of small and local businesses. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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)

- 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: US PHARMACY

CONTACT: US PHARMACY, 3871 S. VALLEY VIEW BLVD, SUITE 13, LAS VEGAS,
NV 89103

DRAFT



LAND USE APPLICATION

PLANNER COPY

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0578</u> DATE FILED: <u>8/17/23</u> PLANNER ASSIGNED: <u>hok</u> TAB/CAC: <u>paradise</u> TAB/CAC DATE: <u>9/26/23</u> PC MEETING DATE: <u>10/17/23</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>VALLEY VIEW INDUSTRIAL INVESTORS, LP</u> ADDRESS: <u>3333 Michelson Drive #950</u> CITY: <u>IRVINE</u> STATE: <u>CA</u> ZIP: <u>92612</u> TELEPHONE: <u>(949) 261-6111</u> CELL: <u>FAX (949) 261-0914</u> E-MAIL: <u>lbianco@bendetti.com</u>
	APPLICANT NAME: <u>US PHARMACY</u> ADDRESS: <u>3871 S Valley View Blvd Suite #13</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-916-4622</u> CELL: <u>702-343-6288</u> E-MAIL: <u>uspharmacy20@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-18-711-005 ; 162-18-711-001, -002, -003, -004
 PROPERTY ADDRESS and/or CROSS STREETS: 3871 S VALLEY VIEW BLVD SUITE# 13, LAS VEGAS, NV, 89103
 PROJECT DESCRIPTION: RETAIL PHARMACY

(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.

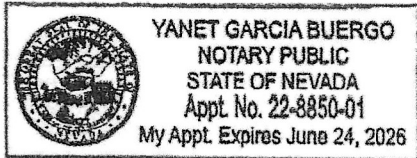
[Signature] as Agent
 Property Owner (Signature)*

LAINIE BIANCO, NEVADA PROPERTY MANAGER
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 03/30/2023 (DATE)

By Yanet Garcia Buergo
 NOTARY PUBLIC: [Signature]



*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.

US PHARMACY LLC
3871 S VALLEY VIEW BLVD, SUITE # 13
LAS VEGAS, NEVADA, 89103
Phone: 702-916-4622
Fax: 702-916-4623
E-mail: uspharmacy20@gmail.com

February 15, 2023

Attn: DEPARTMENT OF COMPREHENSIVE PLANNING

UC-23-0578

JUSTIFICATION LETTER

To whom it may concern:

The purpose of this letter is to request a Use Permit to operate a Retail Pharmacy, which, due to the location and property rental price, seems to be a perfect opportunity for our intent to use the property to dispense medications ordered by doctor offices and delivering it at free cost, in order to help our community obtaining their daily basis medications in a convenient way. We will be following of course the rules and regulations of the Nevada Board of Pharmacy and the City of Las Vegas.

The purpose of the business is to help our community in a healthy, comfortable way and give the city another growing business. Thank you very much!

What a Retail Pharmacy is:

A retail pharmacy is a retail store that sells prescription and non-prescription drugs to the general public. Retail pharmacies are meant to be accessible and close to the public, and so they are available in street locations, malls, and communities. In addition to medication, a retail pharmacy also sells related devices like diabetes supplies, blood pressure machines etc.

Employees: 4

1-Pharmacist

2-Pharmacy Technicians.

1-Driver

Hours Of Operation: Monday to Friday from 9.00am to 5.30pm

Any existing similar uses owned or operated by the applicant and their location:

No other existing similar uses owned or operated by applicant.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Tania Prieto Hernandez (Owner)



WAIVER OF CONDITIONS
(TITLE 30)

BARBARA WY/HACIENDA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-23-400086 (WS-0462-14)-FERNANDEZ AMALIA HERNANDEZ & HERNANDEZ JORGE T:

WAIVER OF CONDITIONS of a waiver of development standards requiring landscaping per Figure 30.64-11 along the south side of the addition in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) (AE-60) zone within the Midtown Maryland Parkway District.

Generally located on the west side of Barbara Way and the north side of Hacienda Avenue within Paradise. JG/rp/syp (For possible action)

RELATED INFORMATION:

APN:

162-27-612-035

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 0.2
- Project Type: Waiver of condition
- Number of Stories: 1

History, Site Plan, & Request

In July 2014, WS-0462-14 was approved by the Planning Commission for a 520 square foot, single story addition to the south side of an existing single family residence. Located on a corner lot, the south side of the subject property is adjacent to Hacienda Avenue, which terminates at Swenson Street, approximately 100 feet to the west. Access to the residence is from Barbara Way. The approved plans depict a 10 foot wide by 52 foot long addition to the south side of the existing residence. A condition of approval required landscaping per Figure 30.64-11 along the south side of the addition. The addition was built in 2019 and the approved building plans showed the required landscaping to be planted. This request is to waive the landscape condition.

Elevations

The approved plan depicts the proposed addition containing a stucco finish and gable roof with composite shingle to match the existing residence, and the south elevation containing a total of 4 windows that contain stucco pop-outs. Street images do not show the pop-outs were built around the windows indicated in the approved plans.

Floor Plan

The approved plan depicted the proposed addition as a 520 square foot wing that primarily consists of an exercise room with a bedroom and bathroom. The addition has interior access to the rest of the residence. The location of the addition is situated due to a proposed ramp that provides for wheelchair access to the front of the addition. The ramp is proposed in the front of the home since the house is approximately 5 feet above the grade of the front yard and Hacienda Avenue.

Previous Conditions of Approval

Listed below are the approved conditions for WS-0462-14:

Current Planning

- Landscaping per Figure 30.64-11 along the south side of the addition;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 approval date, or it will expire.

Building/Fire Prevention

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

Applicant's Justification

The applicant is requesting a waiver of conditions for the required landscaping per Figure 30.64-11. The condition requires trees to be placed 5 feet from the fence. However, the applicant indicated that there is only 5 feet of space which prevents the trees from being able to grow. According to the applicant, they couldn't plant any trees because of the construction of the addition still being done. The building permit is active, and the mechanical and electrical were recently issued. The applicant is requesting to plant trees elsewhere on the property instead.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-16-400094 (WS-0462-14)	First extension of time to reduce setbacks for a proposed addition to an existing single family residence	Approved by PC	August 2016
WS-0462-14	Waiver to reduce setbacks for a proposed addition to an existing single family residence	Approved by PC	July 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
South	Compact Neighborhood (up to 18 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-3 & R-1	Multiple family residential & single family residential
West	Neighborhood Commercial (NC)	R-1	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Staff can support the request due to limited space being available for trees to be planted and grow within the 5 foot setback between the south property line and the addition. However, street images do not show the pop-outs were built around the windows as the approved plans indicated. Decorative features such as pop-outs will mitigate the impact of the setback reduction. Since the applicant s requesting to plant the tress elsewhere on the site, staff can support the request with additional conditions for trees to be planted within the rear yard and pop-outs to be provided around the doors and windows.

Staff Recommendation

Approval.

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

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Plant 2 medium Evergreen trees within the rear yard along the south property line;
- Provide stucco pop-outs around the windows and doors of the addition on all the elevations to enhance the look;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: AMALIA HERNANDEZ FERNANDEZ

CONTACT: JORGE TEHANDON,

DRAFT

10/17/23 PC AGENDA SHEET

MULTIPLE FAMILY RESIDENTIAL
(TITLE 30)

TWAIN AVE/I-15

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0585-PKV 1031 LAS VEGAS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce parking for an existing multiple family residential development with commercial components on 6.1 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the north side of Twain Avenue and the west side of I 15 within Paradise. JJ/sd/xx (For possible action)

RELATED INFORMATION:

APN:
162-17-311-003

WAIVER OF DEVELOPMENT STANDARDS:
Reduce parking to 367 spaces where 467 spaces are required per Table 30.60-1 (a 22% reduction).

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

BACKGROUND:

Project Description
General Summary

- Site Address: 3200 W. Twain Avenue
- Site Acreage: 6.1
- Number of Units: 289
- Density (du/ac): 44
- Project Type: Multiple family residential development with a commercial component
- Number of Stories: 6
- Building Height (feet): 87 (building)/90 (antennas and lighting)
- Square Feet: 250,574 residential/1,469 commercial
- Parking Required/Provided: 467/367

Site Plans

The plans depict an existing multiple family residential development with commercial elements approved in 2017 (UC-1111-17). Access to the site is from Twain Avenue along the south side

of the site and by a shared driveway with the existing timeshare hotel to the west. The development consists of 2 buildings which are located in the central portion of the parcel. The larger of the 2 buildings is shaped like a backward "L" and the smaller building is located between the 2 wings of the larger building. The area between the buildings consists of a courtyard with a pool. Parking is located around the perimeter of the site. Access gates will limit the parking spaces on the eastern two thirds of the site to the residents of the apartment complex.

The applicant has applied for a reduction in on-site parking for the construction of 2 new trash enclosures. One of the trash enclosures will be on the north side of the property with the other trash enclosure to be located on the south side of the property. Currently, trash is picked up by a roll-off dumpster.

Landscaping

Landscaping is not a part of this application. Existing landscape areas consisting of trees, shrubs, and groundcover are located along Twain Avenue and along the northern and western boundaries of the site. The plans depict proposed landscape areas within the parking lots adjacent to the buildings, and in the pool area.

Elevations

The plans submitted depict the installation of 2 separate trash enclosures, one at 7 feet in height and 324 square feet with the other trash enclosure at 7 feet in height and 180 square feet. No changes are proposed to the building, landscaping, or other alterations.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the need to provide 2 new trash enclosures is due to the overflow in the volume of trash which creates an unsightly view for residents. The existing trash shoot cannot handle the increased volume of trash. The new trash enclosures will provide relief for trash overflow and prevent unsightly issues.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1111-17	Multiple family residential development, on-premise consumption of alcohol (service bar), convenience store, & retail uses, with waivers for reduced parking, increased building height, allow tandem parking spaces where not permitted, & alternative driveway geometrics	Approved by BCC	March 2018

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1599-01	Reclassified the parcel to H-1 zoning for a resort hotel expansion	Approved by BCC	April 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Multiple family residential
South & West	Entertainment Mixed-Use	H-1	Resort Hotel
East	Business Employment	M-D	Restaurant

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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.

A previous application (UC-1111-17) was approved for the reduction in parking to 373 spaces where 467 spaces are required. A new application for reduction in parking is a result of adding 2 new trash enclosures in the parking lot. These proposed areas will require the removal of an additional 6 spaces. Staff is concerned that the reduction in parking along with the possibility of a further reduction in parking caused by tenants using the garage spaces for storage will create parking problems for the complex. In addition, the trash enclosures that are being proposed are within an existing drainage easement and must be relocated as their proposed location may cause harm due significant runoff; therefore, staff does not support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised that the trash enclosures must not be placed within a drainage easement; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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.

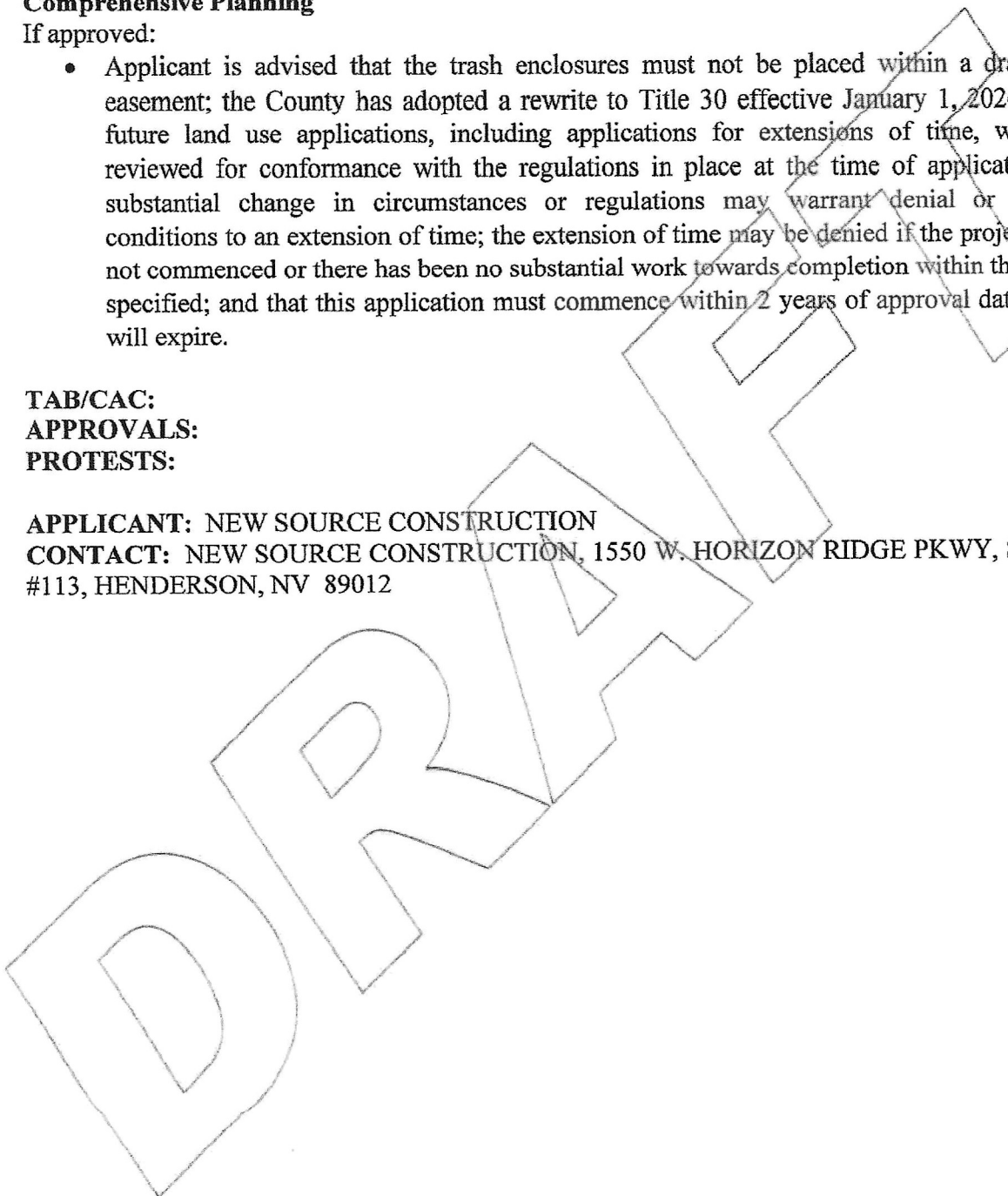
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEW SOURCE CONSTRUCTION

CONTACT: NEW SOURCE CONSTRUCTION, 1550 W. HORIZON RIDGE PKWY, STE R #113, HENDERSON, NV 89012





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-23-0585</u> DATE FILED: <u>8-21-23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>9-26-23</u> PC MEETING DATE: <u>10-17-23</u> BCC MEETING DATE: _____ FEE: <u>\$475.00</u>
	PROPERTY OWNER NAME: <u>PKV 1031 Las Vegas, LLC</u> ADDRESS: <u>3129 Willow Avenue, Ste. 101</u> CITY: <u>Claudia</u> STATE: <u>CA</u> ZIP: <u>95062</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Trinity Rosta - New Source Construction</u> ADDRESS: <u>1550 W Horizon Ridge Pkwy</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>702-550-1144</u> CELL: <u>972-849-2765</u> E-MAIL: <u>trinity@newsourceconst.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Trinity Rosta - New Source Construction</u> ADDRESS: <u>1550 W Horizon Ridge Pkwy</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>702-550-1144</u> CELL: <u>972-849-2765</u> E-MAIL: <u>trinity@newsourceconst.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-17-311-003
 PROPERTY ADDRESS and/or CROSS STREETS: 3150 10 Third Avenue, Las Vegas, NV 89103
 PROJECT DESCRIPTION: Parking space Reduction for 2 trash enclosures - 375 to 207

(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] Austin Berry
 Property Owner (Signature)* Property Owner (Print)

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

PLANNER COPY

*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.



New Source Construction

1550 W Horizon Pkwy
Ste. R #113
Henderson, NV 89012
T: 702-550-1144

Property Address

June 12, 2023

Jade Apartments
3150 W Twain Avenue
Las Vegas, NV 89103

To Whom It May Concern:

Requesting a parking space reduction waiver to build 2 new trash enclosures onsite. One trash enclosure on the North side of property and second trash enclosure on the South side of property will need a total of 6 parking spaces. Currently using a large roll off at back of property that is unsightly and having issues with vagrants. Also, the trash shoot cannot handle all the trash for the property. Current parking spaces at 373 and will reduce to 367. Ownership before had a waiver reduction previous to this request.

Thank you,

A handwritten signature in black ink, appearing to read "Trinity Ristau", written over a faint horizontal line.

Trinity Ristau
New Source Construction

PLANNER COPY

SWAP MEET/FAIRGROUND/
RECREATIONAL FACILITY
(TITLE 30)

BOULDER HWY/INDIOS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-23-400123 (UC-21-0332)-ERBR, LLC:

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) swap meet; 2) fairground; and 3) recreational facility with accessory food, beverage, and retail sales.

WAIVER OF DEVELOPMENT STANDARDS to eliminate landscaping.

DESIGN REVIEWS for the following: 1) swap meet; 2) fairground; and 3) recreational facility on 4.6 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Boulder Highway, 1,000 feet south of Indios Avenue within Paradise. TS/mh/syp (For possible action)

RELATED INFORMATION:

APN:

161-17-702-006; 161-17-801-002

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate parking lot landscaping where landscaping is required per Figure 30.64-14.

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4700 Boulder Highway
- Site Acreage: 4.6
- Project Type: Swap meet, fairground, and recreational facility
- Number of Stories: 2
- Building Height (feet): 20
- Square Feet: 6,375 (existing building)/19,380 (temporary structures)
- Parking Required/Provided:105/109

History & Request

The site consists of 2 parcels that were previously utilized as a swap meet, fairground, and recreational facility. The use permit for the swap meet expired in March 2020; therefore, the

applicant applied for a new use permit to continue the previously approved use except for live entertainment, which is no longer a part of the request. The use permit request was approved via UC-21-0332, with a condition of approval to review the application as a public hearing in 2 years. This application for review is in accordance with that condition of approval. The rear (west) and south portions of the site are partially paved and secured with a chain-link fence. There are no buildings on this portion of the site. Access to this site is granted via 2 existing driveways along Boulder Highway. The request is to allow the site to be used for different events like swap meets, car shows, festivals, or sport events.

Site Plans

The approved plans depict parking for the site to be located along the northern portion of the parcel. Access to the parking lot will be granted from a driveway located between the existing building and the plaza area. The plans depict an 82,200 square foot area allocated for temporary retail booths, located to the west of the building and plaza area. The cumulative area for all temporary retail booths consists of 19,000 square feet. The plans also depict a snack bar (100 square feet), food vending area Coco Loco (400 square feet), and a ticket booth (80 square feet). An area for a food truck, that will only be on-site during the operating hours of the swap meet, is depicted along the northwest side of the plaza. No on-premises consumption of alcohol or the sale of alcoholic beverages will occur on-site. The swap meet requires a total of 105 parking spaces and 109 parking spaces are provided for the site. The proposed hours of operation for the swap meet are 7:00 a.m. to 2:00 p.m., Friday through Sunday, weather permitting.

Landscaping

There are existing trees located around the plaza (courtyard) at the southeast portion of the site. No other landscaping exists or is proposed for the project site at this time. The applicant initially requested to waive landscaping per Figure 30.64-17 along Boulder Highway, landscaping per Figure 30.64-11 along the rear property line, and parking lot landscaping. The Board only approved the waiver for parking lot landscaping and denied the other requests.

Elevations

The approved plans depict an existing building that is 2 stories, approximately 20 feet in height, and constructed of block with a pitched roof. The existing building is painted white with a red trim. The temporary structures are tents with nylon covers supported by metal posts. The ticket booth is 8 feet in height and consists of a white painted wood exterior with an asphalt shingled roof. The snack bar is 11 feet in height and consists of a green painted wood exterior with an orange painted trim and a metal roof. The food vending area (Coco Loco) is 8 feet in height and consists of metal poles with a nylon roof.

Floor Plans

The approved plans depict an existing 6,375 square foot building to be utilized for offices, retail sales, and storage. Eighty-two spaces consisting of 200 square feet each, and 8 spaces consisting of 300 square feet each are used for the temporary structures for the retail sales of the swap meet.

Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0332:

Current Planning:

- 2 years to commence and review as a public hearing;
- No sale of live animals;
- Uniformed theme for the temporary structures to include aluminum metal support poles, durable, fabric membrane canopies with a consistent and neutral color.
- 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 and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates all State and County regulations have been followed since approval of the original application. There have been no Code violations and all business licensing requirements have been met. In addition, the applicant stated it has been challenging to install landscaping and keep operating the business.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0332	Swap meet, fairground, and recreational facility with waivers for landscaping along with a design review	Approved by BCC	August 2021
ET-18-400079 (UC-0090-17)	First application for review for swap meet, live entertainment, fairground, recreational facility - expired	Approved by BCC	March 2020
UC-0090-17	Second application for a swap meet, live entertainment, fairground, and recreational facility with waivers for reduced separation for live entertainment to a residential use, reduced parking, and alternative landscaping along with a design review - expired	Approved by BCC	March 2017
UC-0759-13 (ET-0002-15)	First extension of time to commence and review the swap meet, live entertainment, fairground, and recreational facility - expired	Approved by BCC	March 2015

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0759-13 (WC-0011-14)	Waived conditions for a drainage study, traffic study, replaced existing driveways, and NDOT approval, adding a condition that off-sites and technical studies may be required with future development - expired	Approved by BCC	January 2014
UC-0759-13	Original application for a swap meet, live entertainment, fairground, and recreational facility with waivers for reduced separation for live entertainment to a residential use, reduced parking, and alternative landscaping along with a design review - expired	Approved by BCC	January 2014
ZC-1087-02	Reclassified the site to C-2 zoning for vehicle sales	Approved by BCC	September 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	H-2 & C-2	Skating rink & tavern
South	Corridor Mixed-Use	C-2	Recreational vehicle sales
East	Corridor Mixed-Use	RVP	Recreational vehicle park
West	Corridor Mixed-Use	R-3	Multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The applicant has complied with all County regulations since approval of the original application. There have been no Code enforcement cases nor have there been adverse effects on the surrounding properties. While staff can approve this application for review, the landscaping required per Figure 30.64-11 and Figure 30.64-17 has not yet been provided. Therefore, staff recommends an additional review as a public hearing to verify that the required landscaping has been provided.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 2 year review as a public hearing;
- Until October 18, 2024 to install 15 feet of on-site landscaping along Boulder Highway and required landscaping per Figure 30.64-11.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DAVID ANDERSON

CONTACT: DAVID ANDERSON, BOULDER SWAP MEET, 4700 BOULDER HIGHWAY,
LAS VEGAS, NV 89121

PLANNER COPY



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ARX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) <u>21-0332</u> (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>AR-23-400123</u> DATE FILED: <u>8/14/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Paralise</u> TAB/CAC DATE: <u>9/26/23</u> PC MEETING DATE: <u>N/A</u> BCC MEETING DATE: <u>10/18/23</u> FEE: <u>11,425</u>
	PROPERTY OWNER NAME: <u>ERBR LLC</u> ADDRESS: <u>5955 Mira Hermosa</u> CITY: <u>EL PASO</u> STATE: <u>TX</u> ZIP: <u>79912</u> TELEPHONE: <u>915-525-0825</u> CELL: _____ E-MAIL: <u>PARALISE@erbr.com</u>
	APPLICANT NAME: <u>David Anderson</u> ADDRESS: <u>4700 Boulder Hwy</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-537-4888</u> CELL: <u>702-537-4888</u> E-MAIL: <u>BoulderSwapmeet@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>David Anderson</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-17-801-002 161-17-702-006

PROPERTY ADDRESS and/or CROSS STREETS: 4700 Boulder Hwy

PROJECT DESCRIPTION: Garage Swapmeet

I, the undersigned owner and my first name, do hereby declare that I am the owner of the property described in this application, as well as the person qualified to execute this application under Chapter 406, Code. I have the information on the above legal descriptions, all plans, and drawings submitted herewith, and all the statements and answers to questions 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 do hereby authorize the Tarrant County Comprehensive Planning Department, or its designee, to enter the premises, and to take any required actions and property for the purpose of advising the public of the proposed application.

Scham Razy BAHRAM RAZY
 Property Owner (Signature) Property Owner (Print)

STATE OF Texas
 COUNTY OF EL PASO

SUBSCRIBED AND SWORN BEFORE ME ON July 17th 2023 (DATE)
 By Bahram Razy

NOTARY PUBLIC [Signature]



*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.

AR-23-400123

**Boulder Highway Swapmeet
4700 Boulder Highway
Las Vegas, Nevada 89121
Phone: (702) 898-3002**

August 10, 2023

**Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas, NV 89155-1744**

To the Clark County Comprehensive Planning Dept.,

Because of the shift in our economy, it's been very challenging, trying to complete the landscaping requirements and continue offering our services to the community. Like most small business owners today, we believe that better days are ahead and that things are going to change with the economy real soon.

Since the last review hearing, Boulder Hwy Swapmeet has continued following all state and county regulations. In the last 3 years we have not received any code violations and all business licensing is in good standing. Boulder Hwy Swapmeet works hard to maintain a good relationship with the surrounding businesses and the community.

The business is operating on five (5) acres of property with 100 vendor spaces available. Our hours of operation are Friday, Saturday, and Sunday from 7:00 a.m. – 2:00 p.m. Hours may vary due to weather conditions and seasons. We currently have 25 vendors occupying 70% of the spaces. All permanent vendors are required to have a business license and must comply with all Clark County and State regulations.

Thank you for the opportunity to do business on Boulder Highway.

Sincerely,

David Anderson
Management

RIGHT-OF-WAY
(TITLE 30)

RUSSELL RD/ROGERS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0584-FORTRESS EQUITIES, LLC ETAL & TANYA KADISHA, LLC:

VACATE AND ABANDON a portion of right-of-way being Rogers Street located between Cameron Street and Arville Street within Paradise (description on file). MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

162-31-102-001

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting to vacate 5 feet of right-of-way on the east side of Rogers Street to accommodate a detached sidewalk in conjunction with construction on 2 acres as a retail and restaurant development.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0353	Retail, restaurant, on-premises consumption of alcohol (tavern), and outside dining and drinking	Approved by BCC	August 2022
UC-0521-10	Modular office building with outside storage and waivers to waive street landscaping and trash enclosure - expired	Approved by BCC	December 2010
ZC-0919-08	Reclassified the site from R-E to M-1 zoning	Approved by BCC	November 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-1	Office/warehouse
South	Business Employment	M-1 & R-E	Outside storage yard
East	Business Employment	M-1	Bank with drive-thru

Related Applications

Application Number	Request
WS-23-0583	A waiver of development standards for increased retaining wall height and design review for finished grade is a companion item on this agenda.
TM-23-500123	A 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: FORTRESS EQUITIES, LLC.

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV
98118

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0584</u>	DATE FILED: <u>8-17-2023</u>
		PLANNER ASSIGNED: <u>[Signature]</u>	TAB/CAC DATE: <u>9-26-2023</u>
		TAB/CAC: <u>Paradise</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>10-18-2023</u>	
		FEE: <u>\$ 875</u>	

PROPERTY OWNER	NAME: <u>Fortress Equities, LLC.</u>
	ADDRESS: <u>5215 Ponderosa Way.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-630-0329</u> CELL: <u>n/a</u>
	E-MAIL: <u>djalili@fortisre.com</u>

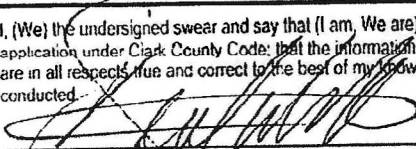
APPLICANT	NAME: <u>Fortress Equities, LLC.</u>
	ADDRESS: <u>5215 Ponderosa Way.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-630-0329</u> CELL: <u>n/a</u>
	E-MAIL: <u>djalili@fortisre.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Taney Engineering Attn: Emily Sidebottom</u>
	ADDRESS: <u>6030 S. Jones Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: _____
	TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u>
	E-MAIL: <u>emilys@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-31-102-001

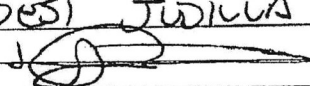
PROPERTY ADDRESS and/or CROSS STREETS: Russell & Rogers


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. I/We certify the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

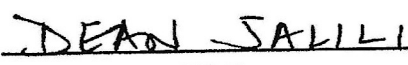


 Property Owner (Signature)*

STATE OF NEVADA
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON 8/19/23 (DATE)

By DESI JUDILLA
 NOTARY PUBLIC: 


DESI Q. JUDILLA
 Notary Public - California
 El Dorado County
 Commission # 2421999
 My Comm. Expires Oct 18, 2026



 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.

APR-23-100788



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

July 3, 2023

Clark County
Department of Public Works
500 South Grand Central Parkway
Las Vegas, NV 89155

Re: Russell & Rogers
APR-23-100788
APN: 162-31-102-001
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of Fortress Equities, LLC, is respectfully submitting justification for a right-of-way vacation.

Right-of-Way Vacation:

This request is to vacate a 5-foot portion of Rogers Street, a public right-of-way conveyed to Clark County.

We are requesting a portion of the right-of-way be vacated so that a 5-foot detached sidewalk may be constructed along Rogers Street.

A legal description, exhibit, and supporting documents for the vacation have been provided with this application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson
Land Planner

PLANNER
COPY

10/18/23 BCC AGENDA SHEET

RETAIL/RESTAURANT/TAVERN
(TITLE 30)

RUSSELL RD/ROGERS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0583-FORTRESS EQUITIES, LLC ETAL & TANYA KADISHA, LLC:

WAIVER OF DEVELOPMENT STANDARDS for increased retaining wall height.
DESIGN REVIEW for finished grade on 2.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone.

Generally located on the southeast corner of Russell Road and Rogers Street within Paradise. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

162-31-102-001

WAIVER OF DEVELOPMENT STANDARDS:

Increase retaining wall height up to 12 feet (two, 6 foot high retaining walls separated by landscaping) where a maximum of 3 feet is permitted and 9 feet (two, 4.5 feet high walls separated by landscaping) was previously approved per Section 30.64.050 (a 300% increase).

DESIGN REVIEW:

Increase finished grade to 13 feet where a maximum of 3 feet is the standard per Section 30.32.040 and 12 feet was previously approved (a 333% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2
- Project Type: Retail/restaurant/tavern
- Number of Stories: 1
- Building Height: 32 feet 7 inches (retail building)/34 feet 9 inches (restaurant building)/31 feet 6 inches (tavern building) (all previously approved)
- Square Feet: 4,800 (retail building)/2,400 (restaurant building)/5,000 (tavern building) (all previously approved)

- Parking Required/Provided: 97/97 (previously approved)

Site Plans

The approved plans show a commercial center that was approved by UC-22-0353 in August 2022, consisting of a retail building located on the southwest portion of the site, a restaurant building located on the northwest portion of the site, and a tavern building located on the northeast portion of the site. The restaurant building has a drive-thru lane along the north, west, and south sides of the building. The tavern building has a 680 square foot outside dining and drinking area located on the northeast side of the building that is enclosed with a 4 foot high wrought iron guardrail. Access to the site is from Russell Road and Rogers Street. A total of 97 parking spaces are provided where a minimum of 97 parking spaces are required. Two trash enclosures are provided on the site south of the restaurant and tavern buildings. The finished grade of the site is being increased up to 13 feet, 1 foot more than the previous approval, with most of the increase occurring on the south and east portions of the site. An overall height for 2 retaining walls was approved to 9 feet in height (two, 4.5 feet high tiered retaining walls separated by landscaping) with UC-22-0353. This application is adding 3 feet to the overall height with two, 6 foot high tiered retaining walls, separated by landscaping. The east side of the property has a 6 foot high retaining wall tiered to another 6 foot high wall where a 3 foot wall was previously approved.

Landscaping

Street landscaping consists of an approximate 21.5 foot wide landscape area with an existing attached sidewalk along Russell Road and an approximate 17 foot wide landscape area along Rogers Street. Within the street landscape area along Russell Road are two, 6 foot high retaining walls which result in a terraced landscape design. The retaining walls also wrap around a portion of Rogers Street. A 10 foot wide landscape area is provided along the east property line, with a 6 foot retaining wall and 6 foot screen wall shown. A 5.2 foot wide landscape area is provided along a portion of the south property line. Previously approved alternative parking lot landscaping is shown where 8 parking spaces are located between landscape islands in some areas of the parking lot where normally 6 parking spaces are allowed. Additionally, previously approved 4 foot wide landscape islands are provided in the parking areas near the drive-thru where normally 6 feet is required.

Elevations

The previous plans approved a 1 story retail building, 32 feet 7 inches high, and constructed of stucco finish, metal awnings, bronze aluminum storefront glazing system, and corniced parapet roofing at varying heights. The restaurant building is 1 story, 34 feet 9 inches high, and constructed of stucco finish, bronze aluminum storefront glazing system, and slanted roofs with stucco cornicing. The tavern building is 1 story, 31.5 feet high, and constructed of stucco finish, metal awnings, wrought iron guardrails, and a combination of pitched concrete tile roofing and flat parapet walls with stucco cornicing. A canopy also extends from the building over the outside dining and drinking area. No changes are proposed to the previously approved elevations.

Floor Plans

The previous plans approved a 4,800 square foot retail building divided into 4 tenant spaces, a 2,400 square foot restaurant shell building, and a 5,000 square foot tavern shell building with a 680 square foot outside dining and drinking area. No changes are proposed to the previously approved floor plans.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the changes in grading and retaining wall design for the site are harmonious with existing development in the area. The increased finished grade and retaining wall height increases are necessary due to the proposed grade over Russell Road where the existing grade then drops 15 feet from west to east. The proposed finished grade and retaining wall height will maintain a drivable emergency entry/exit and ADA pedestrian path.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0353	Retail, restaurant, on-premises consumption of alcohol (tavern), and outside dining and drinking	Approved by BCC	August 2022
UC-0521-10	Modular office building with outside storage and waivers to waive street landscaping and trash enclosure - expired	Approved by BCC	December 2010
ZC-0919-08	Reclassified the site from R-E to M-1 zoning	Approved by BCC	November 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-1	Office/warehouse
South	Business Employment	M-1 & R-E	Outside storage yard
East	Business Employment	M-1	Bank with drive-thru

Related Applications

Application Number	Request
VS-23-0584	A request to vacate right-of-way for detached sidewalk on Rogers Street is a companion item on this agenda.
TM-23-500123	A 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

The previous retaining wall height was approved at 9 feet with the proposed waiver adding 3 feet of height due to site design considerations. The proposed additional 3 feet is not significant when considering it is adjacent to Russell Road and the tiered design is maintained. Staff has no objection to the waiver request.

Public Works - Development Review

Design Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of new cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FORTRESS EQUITIES, LLC.

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV
98118

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

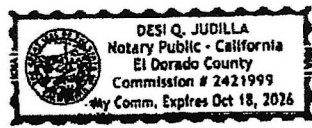
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS/DR-23-0583</u> DATE FILED: <u>8-17-2023</u> PLANNER ASSIGNED: <u>BBS</u> TAB/CAC: <u>Fort & Daise</u> TAB/CAC DATE: <u>9-26-2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10-18-2023</u> FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>Fortress Equities, LLC.</u> ADDRESS: <u>5215 Ponderosa Way.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-630-0329</u> CELL: <u>n/a</u> E-MAIL: <u>djalili@fortisre.com</u>
	APPLICANT NAME: <u>Fortress Equities, LLC.</u> ADDRESS: <u>5215 Ponderosa Way.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-630-0329</u> CELL: <u>n/a</u> E-MAIL: <u>djalili@fortisre.com</u> REF CONTACT ID #: <u>n/a</u>
CORRESPONDENT NAME: <u>Taney Engineering Attn: Emily Sidebottom</u> ADDRESS: <u>6030 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u> E-MAIL: <u>emilys@taneycorp.com</u> REF CONTACT ID #: <u>n/a</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-31-102-001
 PROPERTY ADDRESS and/or CROSS STREETS: Russell & Rogers
 PROJECT DESCRIPTION: 1-lot commercial development

(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 concluded. (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) DEAN JALILI

STATE OF _____
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON 6/19/23 (DATE)
 By DESI JUDILLA
 NOTARY PUBLIC: [Signature]



*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-22-100788 See UC-22-0353 15



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

August 15, 2023

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

PLANNER
COPY

Re: Russell & Rogers
APR-23-100788
APN: 162-31-102-001
Justification Letter (Revised)

To whom it may concern:

Taney Engineering, on behalf of Fortress Equities, LLC, is respectfully submitting justification for a Tentative Map, Waiver of Development Standards, and Design Review for a proposed commercial development.

Tentative Map

This project is a 2.05 gross-acre, 1 lot commercial development located south of Russell Road and east of Rogers Street. The site is currently zoned M-1 (Light Manufacturing), with a planned land use of BE (Business Employment). Accompanying Use Permits, Waivers of Development Standards, and Design Reviews (UC-22-0353) were approved by the Clark County Board of County Commissioners on August 3, 2022.

Russell Road and Rogers Street will receive full off-site improvements that include curb, gutter, sidewalks, and streetlights. Detached sidewalks will be constructed along Rogers Street, while the attached sidewalks along Russell Road will remain.

The property will be accessed via two driveways, measuring 40 feet from back-of-curb to back-of-curb, located on Russell Road and Rogers Street.

Waiver of Development Standards – Wall Height

This request is to waive Section 30.64-50 (a)(4) to allow for a 10-foot-high retaining wall (Two tiered 5-foot retaining walls) where 9 feet was previously approved (UC-22-0353). During a review of the grading plan, it was determined that the retaining wall height previously approved will need to be increased by a maximum of 1-foot. This is necessitated by the existing steep elevations across the site and along Russell Road, where the elevation decreases 15 feet from west to east. The proposed retaining walls will provide an amply long drive aisle to Russell Road so that acceptable ingress/egress slopes may be maintained.

Design Review – Excess Fill

This request is to allow for an excess fill of 13 feet where 12 feet was previously approved (UC-22-0353) and a 3-foot maximum is allowed per Section 30.32.040-9. During a review of the grading plan, it was determined that the amount of excess fill previously approved will need to be increased by a maximum of 1-foot. This is necessitated by the existing steep elevations and an 11-foot depression in the middle of the site. The site will remain at the predominant existing elevation to accommodate vehicle and pedestrian access from both Russell Road and Rogers Street.



We are hopeful that this letter clearly describes the requests and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson
Senior Land Planner

PLANNER
COPY

RUSSELL & ROGERS
(TITLE 30)

RUSSELL RD/ROGERS ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500123-FORTRESS EQUITIES, LLC ETAL & TANYA KADISHA, LLC:

TENTATIVE MAP consisting of a 1 lot commercial subdivision on 2.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone.

Generally located on the southeast corner of Russell Road and Rogers Street within Paradise. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:
162-31-102-001

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.0 (gross)/1.9 (net)
- Number of Lots/Units: 1
- Project Type: Commercial subdivision

The previously approved plan shows a commercial center that was approved by UC-22-0353 in August 2022, consisting of a retail building located on the southwest portion of the site, a restaurant building located on the northwest portion of the site, and a tavern building located on the northeast portion of the site. Driveway access is provided from Russell Road and Rogers Street. The tentative map shows a 1 lot commercial subdivision on 2 acres.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0353	Retail, restaurant, on-premises consumption of alcohol (tavern), and outside dining and drinking	Approved by BCC	August 2022
UC-0521-10	Modular office building with outside storage and waivers to waive street landscaping and trash enclosure - expired	Approved by BCC	December 2010
ZC-0919-08	Reclassified the site from R-E to M-1 zoning	Approved by BCC	November 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-1	Office/warehouse
South	Business Employment	M-1 & R-E	Outside storage yard
East	Business Employment	M-1	Bank with drive-thru

Related Applications

Application Number	Request
VS-23-0584	A request to vacate right-of-way for detached sidewalk on Rogers Street is a companion item on this agenda.
WS-23-0583	A waiver of development standards for retaining wall height and design review for finished grade is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements.

- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Comprehensive Planning - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0223-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FORTRESS EQUITIES, LLC.

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV
98118

DRAFT



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-500123</u>	DATE FILED: <u>8-17-2023</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>SPB</u>	TABI/CAC DATE: <u>9-26-2023</u>
		TABI/CAC: <u>Paradise</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>10-18-2023</u>	
		FEE: <u>\$750</u>	

PROPERTY OWNER	NAME: <u>Fortress Equities, LLC.</u>
	ADDRESS: <u>5215 Ponderosa Way.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-630-0329</u> CELL: <u>n/a</u>
	E-MAIL: <u>djalili@fortisre.com</u>

APPLICANT	NAME: <u>Fortress Equities, LLC.</u>
	ADDRESS: <u>5215 Ponderosa Way.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-630-0329</u> CELL: <u>n/a</u>
	E-MAIL: <u>djalili@fortisre.com</u> REF CONTACT ID #: <u>n/a</u>

CORRESPONDENT	NAME: <u>Taney Engineering Attn: Emily Sidebottom</u>
	ADDRESS: <u>6030 S Jones Blvd</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u>
	E-MAIL: <u>emilys@taneycorp.com</u> REF CONTACT ID #: <u>n/a</u>

ASSESSOR'S PARCEL NUMBER(S): 162-31-102-001

PROPERTY ADDRESS and/or CROSS STREETS: Russell & Rogers

TENTATIVE MAP NAME: Russell & Rogers

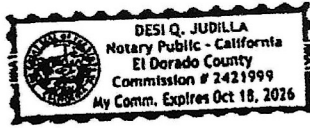
I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and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

STATE OF _____
COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON 6/19/23 (DATE)
By DESI JUDILLA

NOTARY PUBLIC: [Signature]



*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.

APP-23-100788



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

August 15, 2023

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

Re: Russell & Rogers
APR-23-100788
APN: 162-31-102-001
Justification Letter (Revised)

PLANNER
COPY

To whom it may concern:

Taney Engineering, on behalf of Fortress Equities, LLC, is respectfully submitting justification for a Tentative Map, Waiver of Development Standards, and Design Review for a proposed commercial development.

Tentative Map

This project is a 2.05 gross-acre, 1 lot commercial development located south of Russell Road and east of Rogers Street. The site is currently zoned M-1 (Light Manufacturing), with a planned land use of BE (Business Employment). Accompanying Use Permits, Waivers of Development Standards, and Design Reviews (UC-22-0353) were approved by the Clark County Board of County Commissioners on August 3, 2022.

Russell Road and Rogers Street will receive full off-site improvements that include curb, gutter, sidewalks, and streetlights. Detached sidewalks will be constructed along Rogers Street, while the attached sidewalks along Russell Road will remain.

The property will be accessed via two driveways, measuring 40 feet from back-of-curb to back-of-curb, located on Russell Road and Rogers Street.

Waiver of Development Standards – Wall Height

This request is to waive Section 30.64-50 (a)(4) to allow for a 10-foot-high retaining wall (Two tiered 5-foot retaining walls) where 9 feet was previously approved (UC-22-0353). During a review of the grading plan, it was determined that the retaining wall height previously approved will need to be increased by a maximum of 1-foot. This is necessitated by the existing steep elevations across the site and along Russell Road, where the elevation decreases 15 feet from west to east. The proposed retaining walls will provide an amply long drive aisle to Russell Road so that acceptable ingress/egress slopes may be maintained.

Design Review – Excess Fill

This request is to allow for an excess fill of 13 feet where 12 feet was previously approved (UC-22-0353) and a 3-foot maximum is allowed per Section 30.32.040-9. During a review of the grading plan, it was determined that the amount of excess fill previously approved will need to be increased by a maximum of 1-foot. This is necessitated by the existing steep elevations and an 11-foot depression in the middle of the site. The site will remain at the predominant existing elevation to accommodate vehicle and pedestrian access from both Russell Road and Rogers Street.



We are hopeful that this letter clearly describes the requests and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson
Senior Land Planner