



## Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

October 25, 2022

7:00pm

### AGENDA

**Note:**

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

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

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

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

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

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

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 October 11, 2022. (For possible action)
- IV. Approval of the Agenda for October 25, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - Applications are available until November 15, 2022 for appointments by the Clark County Board of County Commissioners to serve on the (Paradise TAB) for a two-year (2-year) term beginning January 2023.
- VI. Planning and Zoning

1. **UC-22-0556-LV DIAMOND PROPERTY I, LLC:**

**USE PERMITS** for the following: 1) racetrack with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants, and temporary parking for recreational vehicles during special events; 2) recreational facility with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants; 3) fairground with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants; 4) live entertainment; 5) on-premises consumption of alcohol; 6) allow the primary means of access to an outside dining, drinking, and cooking area from the interior of the site; 7) eliminate the protective barrier between the outside dining/drinking area and parking area; 8) eliminate the pedestrian access around the perimeter of the outside dining/drinking area; 9) permit outside dining, drinking, and cooking in conjunction with a racetrack, recreational facility, and fairground; and 10) reduce the separation between outside dining, drinking, and cooking and a residential use.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the separation between live entertainment and a residential use; 2) reduce the separation between on-premises consumption of alcohol and a residential use; 3) allow construction and/or demolition activities beyond daytime hours; 4) permit lighting to project upward; 5) waive noise standards; 6) waive lighting standards; 7) waive vibration standards; 8) allow a roof sign; 9) eliminate striping from parking areas; 10) eliminate street landscaping; 11) eliminate parking lot landscaping; 12) eliminate landscaping adjacent to a less intensive use; 13) reduce setbacks; 14) increase fence and wall height; 15) eliminate the pedestrian walkway from the adjacent sidewalks to the principal building; 16) allow modified driveway design standards; 17) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and 18) allow non-standard improvements within the right-of-way.

**DESIGN REVIEWS** for the following: 1) racetrack with accessory uses including, but not limited to shops, snack bars, lounges, restaurants, and temporary parking for recreational vehicles during special events; 2) recreational facility with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants; 3) fairground with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants; 4) signage; and 5) finished grade on 37.6 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Koval Lane and the north side of Harmon Avenue within Paradise. JG/md/ja (For possible action)

BCC 11/2/22

2. **AR-22-400111 (UC-21-0518)-SUHADOLNIK FAMILY TRUST:**  
**USE PERMITS FIRST APPLICATION FOR REVIEW** of the following: 1) temporary commercial events (Tailgate Zone); 2) allow live entertainment after daytime hours; 3) allow elimination of parking for temporary commercial events; 4) reduced setbacks; and 5) allow more than 1 temporary commercial event in a month and more than 12 events in a year on 0.4 acres in a M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the north side of Dewey Drive, 387 feet west of Polaris Avenue within Paradise. MN/sd/syp (For possible action) **PC 11/15/22**
  
3. **DR-22-0535-CHETAK DEVELOPMENT INC:**  
**DESIGN REVIEW** for the addition of a second drive-thru lane in conjunction with an existing restaurant on 4.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Four Seasons Drive within Paradise. TS/md/syp (For possible action) **PC 11/15/22**
  
4. **TM-22-500189-HIP VALLEY VIEW, LLC:**  
**TENTATIVE MAP** consisting of 1 commercial lot on 19.4 acres in an M-1 (Light Manufacturing) Zone. Generally located on the northwest corner of Harmon Avenue and Valley View Boulevard (alignment) within Paradise. MN/sd/syp (For possible action) **PC 11/15/22**
  
5. **UC-22-0530-HARSH INVESTMENT PPTYS-NV, LLC:**  
**USE PERMITS** for the following: 1) proposed on-premises consumption of alcohol establishment (supper club); and 2) reduce the separation for a supper club to residential use within an existing office/warehouse and shopping center complex on 18.4 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District. Generally located on the south side of Spring Mountain Road and the west side of Valley View Boulevard within Paradise. JJ/lm/syp (For possible action) **PC 11/15/22**
  
6. **UC-22-0554-A J SPRING MOUNTAIN, LLC:**  
**USE PERMITS** for the following: 1) restaurant; and 2) on-premises consumption of alcohol. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced parking; and 2) throat depth on 1.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Spring Mountain Road, 500 feet west of Wynn Road within Paradise. JJ/sd/syp (For possible action) **PC 11/15/22**
  
7. **UC-22-0559-HIGHLAND & STERLING, LLC:**  
**USE PERMIT** for on-premises consumption of alcohol (supper club and service bar) in conjunction with a restaurant within an existing commercial complex on a portion of 9.0 acres in a C-1 (Local Business) Zone. Generally located on the east side of Maryland Parkway and the north side of Pebble Road within Paradise. MN/sd/syp (For possible action) **PC 11/15/22**
  
8. **VS-22-0536-3497 BOULDER HIGHWAY, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Sunset Road located between Cameron Street and Decatur Boulevard within Paradise (description on file). MN/rk/syp (For possible action) **PC 11/15/22**

9. **UC-22-0537-ALBERS MONTE & LUCIA LIVING TR & ALBERS MONTE & LUCIA CO-TRS:**  
**USE PERMIT** to allow a medium manufacturing facility.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback to a non-industrial use on 0.4 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Fidus Drive, 100 feet south of Nevso Drive within Paradise. MN/sd/syp (For possible action)  
**BCC 11/16/22**
10. **ZC-22-0524-COUNTY OF CLARK:**  
**ZONE CHANGE** to reclassify 2.0 acres from an M-1 (Light Manufacturing) Zone to a P-F (Public Facility) Zone.  
**DESIGN REVIEW** for a proposed pump house in conjunction with an existing warehouse development. Generally located 310 feet north of Harmon Avenue and 350 west of Polaris Avenue within Paradise. MN/sd/syp (For possible action)  
**BCC 11/16/22**
11. **ZC-22-0543-HARTWELL NEVADA PROPERTIES LLC:**  
**ZONE CHANGE** to reclassify 2.4 acres from a C-2 (General Commercial) (AE-70) Zone to an M-D (Designed Manufacturing) (AE-70) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce landscaping width.  
**DESIGN REVIEWS** for the following: 1) office warehouse complex; and 2) finished grade. Generally located on the south side of Sunset Road and the east side of Surrey Street within Paradise (description on file). JG/lm/syp (For possible action)  
**BCC 11/16/22**

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

IX. Next Meeting Date: November 8, 2022.

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

October 11, 2022

## MINUTES

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Board Members :     John Williams –Chair-**PRESENT**  
                          Susan Philipp - Vice Chair- **PRESENT**  
                          Jon Wardlaw– **PRESENT**  
                          Katlyn Cunningham – **PRESENT**  
                          Roger Haywood- **PRESENT**

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

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

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

Brady Bernhart, Planning; Blanca Vazquez, Community Liaison

Meeting was called to order by Chair Williams, at 7:00 p.m.

II. Public Comment:  
**None**

III. Approval of September 27, 2022 Minutes

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

Approval of Agenda for October 11, 2022

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

IV. Informational Items (For Discussion only)

Applications are available until November 15, 2022 for appointments by the Clark County Board of County Commissioners to serve on the (Paradise TAB) for a two-year (2-year) term beginning January 2023.

V. Planning & Zoning

1. **UC-22-0521-COUNTY OF CLARK (LV CONV AUTH):**

**USE PERMITS** for the following: 1) recreational facility; 2) fairground; and 3) live entertainment.

**DESIGN REVIEWS** for the following: 1) recreational facility; 2) fairground; and 3) live entertainment in conjunction with a convention facility on 51.8 acres in a P-F (Public Facility) Zone. Generally located on the north side of Sierra Vista Drive, and the east and west sides of University Center Drive within Paradise. TS/lm/syp (For possible action) **BCC 10/19/22**

**MOVED BY- Wardlaw**

**APPROVE-Subject to staff conditions**

**Added condition**

- No Livestock
- No special events from 10:00p.m.-6:00a.m.
- 1 year review as a public hearing

**VOTE: 5-0 Unanimous**

2. **VS-22-0519-POLV, LLC**

**VACATE AND ABANDON** a portion of a right-of-way being Harmon Avenue located between Las Vegas Boulevard South and Audrie Street (alignment) within Paradise (description on file). JG/md/syp (For possible action) **BCC 10/19/22**

**MOVED BY- Williams**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

3. **UC-22-0518-POLV, LLC:**

**USE PERMITS** for the following: 1) high impact project; 2) resort hotel; 3) public areas including the casino, showrooms, theater, live entertainment, retail, indoor and outdoor dining and drinking, offices, conventions, and parking structure; 4) associated accessory and incidental commercial uses, buildings, and structures including retail areas, dining, theater, spa and fitness center, wedding chapel, vehicle (automobile) sales, and convention facilities; 5) kitchens within guest rooms; and 6) deviations as depicted per plans on file.

**DEVIATIONS** for the following: 1) increased building height; 2) reduce height/setback ratio; 3) encroachment into airspace; 4) reduced parking; 5) reduced loading spaces; 6) alternative landscaping and pedestrian realm; 7) permit tandem parking spaces; and 8) all other deviations as depicted per plans on file.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setback; and 2) allow non-standard improvements within the right-of-way.

**DESIGN REVIEWS** for the following: 1) high impact project; and 2) resort hotel with all associated and accessory uses, structures, and incidental buildings and structures on 6.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Harmon Avenue within Paradise. JG/md/syp (For possible action) **BCC 10/19/22**

**MOVED BY- Williams**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

4. **UC-22-0512-EHH VENTURE:**  
**USE PERMIT** for a pawn shop.  
**DESIGN REVIEW** for a pawn shop in conjunction with an existing shopping center on 4.7 acres in a C-2 (General Commercial) (AE-70) Zone. Generally located on the south side of Sunset Road, 630 feet west of Spencer Street within Paradise. JG/bb/syp (For possible action) PC 11/1/22
- MOVED BY- Philipp**  
**APPROVE-Subject to staff conditions**  
**VOTE: 5-0 Unanimous**
5. **VS-22-0516-SIERRA GROUP HOLDINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Windmill Lane and Horizon Sunset Drive, and between Spencer Street and Wishing Well Road (alignment) within Paradise (description on file). MN/jgh/syp (For possible action) PC 11/1/22
- MOVED BY- Philipp**  
**APPROVE-Subject to staff conditions**  
**VOTE: 5-0 Unanimous**
6. **WS-22-0517-SIERRA GROUP HOLDINGS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) architectural compatibility; 2) reduced setbacks; 3) reduced trash enclosure setback; 4) reduced throat depth; 5) reduced setback adjacent to single family residential; and 6) parking lot landscaping.  
**DESIGN REVIEW** for 2 proposed office buildings on 1.1 acres in a CRT (Commercial Residential Transitional) Zone. Generally located on the south side of Windmill Lane, 660 feet east of Spencer Street within Paradise. MN/jgh/syp (For possible action) PC 11/1/22
- MOVED BY- Philipp**  
**APPROVE-Subject to staff conditions**  
**Added condition**
- **Meet with the neighbors to discuss landscaping before the 11/2/2022 BCC meeting**
- VOTE: 5-0 Unanimous**
7. **UC-22-0526-TGI VEGAS HOLDINGS, LLC:**  
**USE PERMIT** for temporary construction activities on 2.5 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the south side of Russell Road (alignment) and the east side of Las Vegas Boulevard South within Paradise. JG/bb/syp (For possible action) BCC 11/2/22
- MOVED BY- Wardlaw**  
**APPROVE-Subject to staff conditions**  
**VOTE: 5-0 Unanimous**
8. **WC-22-400106 (WS-21-0683)-GREYSTONE NEVADA, LLC:**  
**WAIVER OF CONDITION** of a design review requiring stair step with a planter 3 feet in width between the retaining wall and the screening wall for a previously approved single family residential development on 6.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Rochelle Avenue, 390 feet east of Pecos Road within Paradise. TS/sr/syp (For possible action) BCC 11/2/22
- MOVED BY- Philipp**  
**APPROVE-Subject to IF approved staff conditions**  
**VOTE: 5-0 Unanimous**

9. **ZC-22-0503-PHILLIPS R DEAN NON-GST MARITAL TRUST, ET AL:**  
**ZONE CHANGE** to reclassify 3.7 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone.  
**USE PERMIT** for a multiple family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased building height; and 2) reduced parking.  
**DESIGN REVIEWS** for the following: 1) multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the east side of Valley View Boulevard, 300 feet south of Flamingo Road within Paradise (description on file).  
MN/gc/syp (For possible action) BCC 11/2/22

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

- VI. General Business (for possible action)  
**Motion was made by Philipp to place the following items to the 2023/2024 Budget, vote was 5-0 unanimous**
- **Traffic light at Twain and Sandhill**
  - **Full improvements on Annie Oakley from Sunset to Reno.**
  - **Convert all streetlights within Paradise Township to LED lights**
  - **Create Public Education Program regarding garage/yard sale signs; where to place grand opening signs/flags, general home building codes; etc.**
  - **Hire more plan checkers,**
  - **Hire more inspectors**
  - **Hire more code enforcement officers**
  - **Repair and repave all public right 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 on Carol Court off Mt. Vista (cul de sac.)**
  - **Repair and repave all public rights of way between Palm to Mt. Vista from Tropicana to Sunflower**

VII. Public Comment  
**None**

VIII. Next Meeting Date  
**The next regular meeting will be October 25, 2022**

IX. Adjournment  
**The meeting was adjourned at 8:15 p.m.**



RACETRACK  
(TITLE 30)

KOVAL LN/HARMON AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-22-0556-LV DIAMOND PROPERTY I, LLC:**

**USE PERMITS** for the following: 1) racetrack with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants, and temporary parking for recreational vehicles during special events; 2) recreational facility with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants; 3) fairground with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants; 4) live entertainment; 5) on-premises consumption of alcohol; 6) allow the primary means of access to an outside dining, drinking, and cooking area from the interior of the site; 7) eliminate the protective barrier between the outside dining/drinking area and parking area; 8) eliminate the pedestrian access around the perimeter of the outside dining/drinking area; 9) permit outside dining, drinking, and cooking in conjunction with a racetrack, recreational facility, and fairground; and 10) reduce the separation between outside dining, drinking, and cooking and a residential use.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the separation between live entertainment and a residential use; 2) reduce the separation between on-premises consumption of alcohol and a residential use; 3) allow construction and/or demolition activities beyond daytime hours; 4) permit lighting to project upward; 5) waive noise standards; 6) waive lighting standards; 7) waive vibration standards; 8) allow a roof sign; 9) eliminate striping from parking areas; 10) eliminate street landscaping; 11) eliminate parking lot landscaping; 12) eliminate landscaping adjacent to a less intensive use; 13) reduce setbacks; 14) increase fence and wall height; 15) eliminate the pedestrian walkway from the adjacent sidewalks to the principal building; 16) allow modified driveway design standards; 17) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and 18) allow non-standard improvements within the right-of-way.

**DESIGN REVIEWS** for the following: 1) racetrack with accessory uses including, but not limited to shops, snack bars, lounges, restaurants, and temporary parking for recreational vehicles during special events; 2) recreational facility with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants; 3) fairground with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants; 4) signage; and 5) finished grade on 37.6 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the east side of Koval Lane and the north side of Harmon Avenue within Paradise. JG/md/ja (For possible action)

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RELATED INFORMATION:

**APN:**

162-21-510-038 through 162-21-510-040; 162-21-601-001; 162-21-601-005; 162-21-601-007;  
162-21-613-001 through 162-21-613-011

**USE PERMITS:**

1. Racetrack with accessory uses including, but not limited to shops, snack bars, lounges, restaurants, and temporary parking for recreational vehicles during special events.
2. Recreational facility with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants.
3. Fairground with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants.
4. Live entertainment.
5. On-premises consumption of alcohol.
6. Allow the primary means of access to an outside dining, drinking, and cooking area from the interior of the site where the primary means of access is required through the interior of a supper club, tourist club, mixed-use development, or restaurant where required per Table 30.44-1.
7. Eliminate the protective barrier between the outside dining/drinking area and parking area where required per Table 30.44-1.
8. Eliminate the 48 inch wide pedestrian access around the perimeter of the outside dining/drinking area where required per Table 30.44-1.
9. Permit outside dining, drinking, and cooking in conjunction with a racetrack, recreational facility, and fairground where required to be in conjunction with a supper club, tourist club, mixed-use development or restaurant.
10. Reduce the separation between outside dining, drinking, and cooking and a residential use (multiple family) to zero feet where a minimum separation of 200 feet is required per Table 30.44-1 (a 100% reduction).

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the separation between live entertainment and a residential use (multiple family) when conducted outdoors to zero feet where a minimum separation of 500 feet is required per Table 30.44-1 (a 100% reduction).
2. Reduce the separation between on-premises consumption of alcohol and a residential use to zero feet where a minimum separation of 200 feet is required by a collector or arterial street or buffered from the residential use by a building per Table 30.44-1 (a 100% reduction).
3. Allow construction and/or demolition activities beyond daytime hours per Section 30.68.020.
4. Permit lighting to project upward where all lighting shall be hooded and shall project downward per Section 30.56-135.
5. Waive noise standards where required per Section 30.68.020.
6. Waive lighting standards where required per Section 30.68.030.
7. Waive vibration standards where required per Section 30.68.040.
8. Allow a roof sign where not permitted per Chapter 30.72.
9. Eliminate striping from parking areas where required per Section 30.60.020.

10. Eliminate street landscaping, including detached sidewalks, where required per Table 30.64-2 and Figure 30.64-17.
11. Eliminate parking lot landscaping where required per Figure 30.64-14.
12. Eliminate landscaping adjacent to a less intensive use (multiple family) where required per Table 30.64-2 and Figure 30.64-11.
13.
  - a. Reduce the front and side street (corner) setbacks for non-decorative fences and/or walls to zero feet where 10 feet is required per Table 30.40-6 (a 100% reduction).
  - b. Reduce the front setback for trash enclosures to zero feet where 10 feet is required per Table 30.40-6 (a 100% reduction).
  - c. Reduce the interior side yard setback for trash enclosures to 8 feet where 10 feet is required per Table 30.40-6 (a 20% reduction).
  - d. Reduce the setback from the right-of-way for trash enclosures, non-decorative fences and/or walls to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
14.
  - a. Increase the height of a non-decorative security fence (welded wire mesh fencing) to 8 feet within the required zoning district setbacks where a maximum fence or wall height of 3 feet is permitted per Section 30.64.020 (a 166.7% increase).
  - b. Increase the height of a combination screen wall/retaining wall to 27 feet (11 foot screen wall/security fence with a 16 foot high retaining wall) where a maximum height of 9 feet (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.64.050 (a 200% increase).
15. Eliminate the pedestrian walkway from the adjacent public sidewalks to the principal building entrance where a 5 foot wide walkway is required to connect the adjacent sidewalks to the principal building entrance per Section 30.60.050.
16.
  - a. Reduce throat depth to zero feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
  - b. Increase the width of a commercial driveway along Koval Lane to 41 feet where a maximum width of 40 feet is permitted per Uniform Standard Drawing 222.1 (a 2.5% increase).
  - c. Allow a non-standard commercial driveway where commercial driveway standards are required per Uniform Standard Drawing 222.1.
17. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Harmon Avenue, Koval Lane, Rochelle Avenue, Debbie Way, and Charlotte Drive where required per Chapter 30.52.
18. Allow non-standard improvements (temporary barriers, landscaping, fences, and walls) within the right-of-way (Harmon Avenue, Koval Lane, Rochelle Avenue) where not permitted per Chapter 30.52.

#### **DESIGN REVIEWS:**

1. Racetrack.
2. Recreational facility with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants.
3. Fairground with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants.
4.
  - a. Wall signs.

- b. Increase area of animated (freestanding and roof) signs to 37,032 square feet where a maximum of 150 square feet is permitted per Table 30.72-1.
  - c. Roof sign.
5. Increase finished grade to 216 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 500% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 200 to 260 E. Harmon Avenue, 4230 to 4280 Charlotte Drive, 305 E. Rochelle Avenue to 4265 E. Rochelle Avenue
- Site Acreage: 37.6
- Project Type: Racetrack
- Number of Stories: 4
- Building Height (feet): 74
- Square Feet: 300,000
- Parking Required/Provided: 1,200/1,200

Site Plans

The plans depict a proposed racetrack, recreational facility, and fairgrounds located on a 37.6 acre site. A 4 story Paddock building is centrally located within the project site and has the following setbacks: 1) 208 feet from the west property line adjacent to Koval Lane; 2) 100 feet from the north property line along Rochelle Avenue; 3) 337 feet from the east property line adjacent to the existing multiple family development; and 4) 215 feet from the south property line adjacent to Harmon Avenue. The racetrack will enter the site onto private property from the right-of-way at the southwest corner of Koval Lane and Harmon Avenue and will exit at the northwest corner of the site adjacent to Koval Lane. A waiver of development standards for off-site improvements is requested within these areas along Koval Lane and Harmon Avenue. Thirteen team pits are located along the southeast side of the Paddock building, adjacent to pit lane. Temporary spectator/grandstand areas will be located within the interior of the site, surrounding the racetrack. An asphalt parking area is located to the southeast of the Paddock building and racetrack, with access to the parking lot from 2 driveways adjacent to Harmon Avenue. The parking lot will not be striped necessitating a waiver of development standards. To the west of the building, adjacent to Koval Lane, is a circular, one-way driveway featuring 2 lanes measuring 24 feet in width. The aforementioned driveway will be utilized for spectator drop-off and pick-up and as a hospitality area. Access to the site is granted via 2 driveways along Harmon Avenue, 1 circular one-way driveway adjacent to Koval Lane, and a single driveway along Rochelle Avenue. A waiver of development standards is requested to reduce the throat depth to zero feet for the driveways. Non-standard improvements, including temporary barriers, landscaping, fences, and walls will be constructed within the right-of-way with the development of the racetrack. The racetrack, recreational facility, and fairgrounds require 1,200 parking spaces where a minimum of 1,200 parking spaces are provided. The parking lot area, located to the east of the Paddock building and racetrack, is designed to accommodate up to

1,987 standard parking spaces. The refuse disposal and trash enclosure area for the racetrack is located at the northeast corner of the site, adjacent to Debbie Way, a dedicated public right-of-way. Waivers of development standards are required to reduce setbacks from the front yard, side yard, and right-of-way. The increase to finished grade occurs throughout the interior of the project site. The existing grade and topography of the site drops significantly from south to north and west to east requiring excess fill to level the site and drain away from the Paddock building. Due to the topography of the site and increase in finished grade, a waiver of development standards is required to increase the height of retaining walls to a maximum of 16 feet along Rochelle Avenue. An additional waiver of development standards is also requested to allow an 8 foot high non-decorative security fence around the perimeter of the site, adjacent to Harmon Avenue, Koval Lane, and Rochelle Avenue. Additional use permits and waivers of development standards are requested to facilitate the development of the racetrack and the supporting infrastructure.

#### Landscaping

The applicant is requesting a waiver of development standards to waive interior parking lot landscaping. A waiver is also requested to temporarily waive street landscaping, which will be installed at a later date in conjunction with the required off-site improvements. Therefore, landscaping is not proposed with this request.

#### Elevations

The plans depict a Paddock building with varying rooflines measuring between 54 feet to a maximum of 74 feet in height. The building features a contemporary design that includes white and dark gray panels with concrete, stone and red metal accents. Clear glass windows will extend the length of each level facing north for optimal views of the racetrack. All rooftop mounted equipment will be screened from public view and the right-of-way by parapet walls.

#### Floor Plans

The plans depict a 4 story Paddock building with an overall area measuring 300,000 square feet, with each floor consisting of 125,000 square feet. The first floor of the building features 13 team pits for the racecars. The second and third levels of the building consist of Paddock club levels for spectators, while the fourth level features a rooftop terrace.

#### Signage

The plans depict a total of 6 signs within the project site: 4 wall signs, 1 freestanding sign, and 1 roof sign. The wall signs are equal in areas and display the F1 logo in red lit acrylic panels. The roof sign, flush mounted to the roof canopy of the Paddock building, consists of an LED (animated) video sign. The freestanding sign, also consisting of an LED (animated) video unit, is located facing west on Koval Lane at the entrance to the site, is set back 139 feet from the west property line, and measures 29 feet in height. A second freestanding sign is proposed at the corner of Harmon Avenue and Koval Lane, but the details are yet to be determined. A design review as a public hearing will be required for the second freestanding sign.

The following table is a summary of the proposed signage:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent Increase	# of Existing Signs	# of Proposed Signs	Total # of Signs
Wall	0	452	452	24,640	-	0	4	4
Freestanding*	0	1,867	1,867	6,440	-	0	1	1
Roof**	0	35,165	35,165	-	-	0	1	1
Overall Total	0	37,484	37,484	31,080	-	0	6	6

\*Signage for the freestanding sign includes the request for an increase in animated signage.

\*\*Signage for the roof sign includes the request for an increase in animated signage

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent Increase	# of Existing Signs	# of Proposed Signs	Total # of Signs
Animated	0	37,032	37,032	150	24,600%	0	2	2

#### Applicant's Justification

The site is master planned Entertainment Mixed-Use and zoned H-1, making this site the perfect location for the hub of the F1 race. The site is located in the center of Clark County's most intense gaming, resort, and entertainment corridor with Las Vegas Boulevard to the west, Tropicana Avenue to the south, Flamingo Road to the north, and Paradise Road to the east. The overall racetrack will be a street circuit race with its headquarters on the site. The F1 event is an annual event for sport and entertainment, along with other year-round related activities on the site. The existing grade on the site drops significantly from south to north and west to east requiring fill to level the site and drain appropriately away from the permanent Paddock building. Even with the added fill, the finished floor for the proposed Paddock building will be close to the existing grade on Koval Lane and approximately 3 to 4 feet higher than the existing grade on Harmon Avenue, so it will not adversely impact the surrounding properties. The overall proposed height of the buildings on the site will be much lower than prior approved uses on the site. The site is separated from the residential to the south by Harmon Avenue. The live entertainment, on-premises consumption of alcohol, and outdoor dining, drinking, and cooking uses are appropriate and consistent with other uses within the resort corridor. The applicant will communicate with the residents in the area regularly to notify them of outdoor construction beyond the hours allowed by Clark County, but the necessity to construct beyond the allowed hours is necessary. Also, lighting and vibration will exceed the County standards under the Development Code as lighting will be seen from the adjacent and abutting residential and vibration may be periodically felt from the adjacent and abutting residential. All of the perimeter street landscaping will be installed at a later date in conjunction with the off-sites. The waiver of the parking lot landscaping is necessary to allow flexibility with the annual F1 Race and any future development on the site. There will be ample on-site landscaping in the permanent areas of the site such as the entry area to the Paddock building and around the perimeter of the site. Any parking lot landscaping would likely be destroyed as a result of the annual F1 event. An increase in retaining wall height is necessary due to the site topography and drainage and would likely be along Rochelle Avenue. Temporary barriers will be used when the racetrack is not active and there will be accessibility provided via alternate means. Additional alternative improvements will include asphalt paving, fencing and potential future landscaping in the right-

of-way. To allow the 2 unique driveways where the racetrack will enter and exit the site, a waiver is needed to allow the nonstandard commercial driveways. The site is unique in that the racetrack will enter the site at the southwest corner of Koval Lane and Harmon Avenue and exit the site at the northwest corner of the site on Koval Lane. In those areas, the applicant is requesting a permanent waiver of the typical off-site requirements because the curb, gutter, sidewalk and landscaping will not be installed in a small area. The site will need a waiver of throat depths at each entry to zero feet where 150 feet is required since there are no parking spaces delineated on the site to allow flexibility with the F1 Race event planning and other temporary events on the site. The timing of the completion of all of the required off-site improvements may need to be extended with the 2023 F1 Race rapidly approaching, so the applicant is requesting a deferral as needed, and as acceptable to Clark County, to commence all of the required off-site improvements on Koval Lane, Harmon Avenue, Rochelle Avenue, the unnamed alley in the northeast corner of the site, Debbie Way, and Charlotte Drive within 4 years of approval. The deferral request includes pavement, sidewalks, curb, gutter, streetlights, landscaping, and any necessary reconstruction of driveways.

#### Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0667	High Impact Project for a resort hotel and an expansion to the Gaming Enterprise District; design review for a resort hotel, 3 high-rise towers, and a shopping center	Approved by BCC	November 2019
UC-19-0574	High Impact Project for a multiple family residential development on the northwest portion of this site adjacent to Rochelle Avenue and Koval Lane - expired	Approved by BCC	September 2019
UC-1100-08 (ET-0011-17)	Third extension of time for a high impact project (resort hotel) - subject to applicant to file a design review application to include the Gaming Enterprise District expansion and associated special use permits - expired	Approved by BCC	March 2017
UC-1584-06 (ET-0009-17)	Fourth extension of time for a resort hotel with deviations and a design review - subject to applicant to file a design review application to include the Gaming Enterprise District expansion and associated special use permits - expired	Approved by BCC	March 2017
UC-0813-02 (ET-0010-17)	Fifth extension of time to redesign the resort hotel on the western portion of the site - subject to applicant to file a design review application to include the GED expansion and associated special use permits - expired	Approved by BCC	March 2017

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1584-06 (ET-0008-14)	Third extension of time for a resort hotel with deviations and a design review - expired	Approved by BCC	March 2014
UC-0813-02 (ET-0079-13)	Fourth extension of time to redesign the resort hotel on the western portion of the site - expired	Approved by BCC	October 2013
UC-1100-08 (ET-0010-13)	Second extension of time for a high impact project (resort hotel) - expired	Approved by BCC	March 2013
UC-1584-06 (ET-0004-12)	Second extension of time for a resort hotel with deviations and a design review - expired	Approved by BCC	March 2012
UC-0813-02 (ET-0084-11)	Third extension of time to redesign the resort hotel on the western portion of the site - expired	Approved by BCC	November 2011
UC-1100-08 (ET-0012-11)	First extension of time for a high impact project (resort hotel) - subject to maintaining the site free of trash and weeds - expired	Approved by BCC	March 2011
UC-1584-06 (ET-0014-09)	First extension of time for a resort hotel with deviations and a design review - expired	Approved by BCC	February 2009
UC-1100-08	Original application with a waiver of conditions of a use permit (UC-0207-06), waived standards to reduce parking, and design review - expired	Approved by BCC	February 2009
UC-0813-02 (ET-0215-08)	Second extension of time to redesign the resort hotel on the western portion of the site - expired	Approved by BCC	September 2008
UC-1584-06	Expansion of the GED and a resort hotel with deviations and a design review - expired	Approved by BCC	January 2007
UC-0813-02 (ET-0204-03)	First extension of time to redesign the resort hotel on the western portion of the site - expired	Approved by BCC	June 2005
UC-0813-02	Redesigned the resort hotel on the western portion of the site - expired	Approved by BCC	August 2002
UC-0645-98	2,500 room resort hotel and an expansion of the GED for the western portion of the site - expired	Approved by BCC	July 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Tuscany Suites and Casino, Ellis Island casino & hotel
South	Entertainment Mixed-Use	H-1 and R-5	Multiple family developments, including the Marie Antoinette, & hotel/timeshare
East	Entertainment Mixed-Use	H-1	Multiple family development & undeveloped
West	Entertainment Mixed-Use	H-1	Undeveloped

**STANDARDS FOR APPROVAL:**

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



## **Analysis**

### **Current Planning**

#### Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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 #1 through #10 & Design Reviews #1 through #3

The purpose of the Limited Resort and Apartment District (H-1) is to provide for the development of gaming enterprises, compatible commercial, and mixed commercial and residential uses, and to prohibit the development of incompatible uses that are detrimental to gaming enterprises. Policy 5.1.3 of the Master Plan emphasizes tourism, conventions, trade shows, and gaming as one of the region's economic pillars. Staff finds the request for the racetrack, recreational facility, and fairground with all associated accessory uses complies with the aforementioned policy. Furthermore, the development is appropriate based on the site's proximity to Las Vegas Boulevard South, the H-1 zoning designation, and the Las Vegas Boulevard Gaming Corridor. The use permits are necessary to facilitate the development of the racetrack, and to maintain a satisfactory level of guest accommodations and site operations. The proposed design of the Paddock building consists of a contemporary design that is aesthetically pleasing and architecturally diverse, which is appropriate for the surrounding area. The racetrack has been designed in accordance with the protocol and standards necessary to conduct this type of venue and sporting event. Staff finds the proposed racetrack is appropriate for the area, is compatible with the surrounding land uses, and complies with the goals and policies from the Master Plan; therefore, recommends approval of these requests.

#### 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 Standard #1 & #2

The waivers of development standards to reduce the separation requirements for live entertainment and on-premises consumption of alcohol are necessary due to the existing multiple family developments to the east and to the south of the project site, across Harmon Avenue. Staff typically does not support requests to significantly reduce the required separations to a residential use. However, due to the unique nature of the development that predominantly consists of an outdoor spectator event, staff can support the requests to reduce the separation requirements to a residential use.

#### Waivers of Development Standard #3 through #7

Staff finds the requests to allow construction and/or demolition activities beyond daytime hours, to permit lighting to project upward, and to waive noise, lighting, and vibration standards are all

necessary to facilitate the development of the racetrack and Paddock building. Furthermore, the requested waivers are also necessary to permit the function of all outdoor events associated with future outdoor events, including racing and fairground activities. Staff recognizes the racetrack, recreational facility, and fairground have the potential to generate loud noises; however, these uses are temporary in nature as they do not occur every day. Therefore, staff recommends approval of this request.

Waiver of Development Standard #8

The proposed roof sign is unique in that it does not extend beyond the height of the parapet wall but is rather flush mounted to the roof canopy of the Paddock building. The roof sign will feature video animation and is visible only to aircraft and surrounding buildings exceeding 74 feet in height. The roof sign is compatible with the theme of the racetrack and building and is also compatible with the design and style of signs associated with resort hotels along Las Vegas Boulevard South. Therefore, staff recommends approval.

Waiver of Development Standard #9

Staff does not object to eliminating the required striping from parking areas, given the unique nature of the development. The applicant will provide on-site personnel to ensure proper direction and flow of vehicular traffic within the project site during event days. Therefore, staff can support this request.

Waivers of Development Standard #10 through #12

The intent of street landscaping is to enhance the perimeter of the project site, improve the aesthetics of the site along public rights-of-way, and to provide a buffer between parking areas and the adjacent streets. Staff typically does not support requests to waive street landscaping; however, given the unique nature of the development, this request is necessary to facilitate the construction of the racetrack and surrounding infrastructure. The applicant has indicated a request to temporarily waive the installation of street landscaping for up to 4 years; therefore, staff recommends a condition to review landscaping.

The intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site, enhance environmental conditions by providing shade and reducing storm water run-off, and to provide buffer areas between land uses of varying intensity. Staff is concerned with the request to eliminate the required parking lot landscaping. However, staff also recognizes that it may be impractical to install the required landscaping as the finger islands may potentially interfere with the vehicular circulation within the parking lot and future outdoor events in the parking area. Therefore, staff recommends approval.

Staff typically does not support requests to eliminate landscaping adjacent to a less intensive use, especially residential uses. The existing multiple family buildings immediately adjacent to the development are located a minimum of 115 feet to the east of the project site, and a minimum of 340 feet from the racetrack. Eliminating the required landscaping should have minimal impact on the adjacent multiple family development; therefore, staff recommends approval.

#### Waivers of Development Standard #13 & #14

Staff finds the request to increase the combined height of the perimeter screen walls/retaining walls reasonable due to the existing grade and topography of the site. Furthermore, the increase to fence height along the perimeter of the site, adjacent to Harmon Avenue, Koval Lane, and Rochelle Avenue, is necessary to maintain security of the site in accordance with the standard operating procedures established for racing events. Reducing the required setbacks for the walls, fences, and trash enclosures from the respective property lines and right-of-way should have minimal to no impact on the surrounding properties and land uses. Therefore, staff can support these requests.

#### Waiver of Development Standards #15

Staff typically does not support requests to waive the pedestrian walkway from adjacent public sidewalks to the principal building entrance. However, due to the design of the project site, including the location of the racetrack and Paddock building, staff finds the pedestrian walkway connection is impractical. Therefore, staff can support this request.

#### Design Review #4

Code allows alternative sign standards for development within the H-1 zoning district if the alternative results in the development having a visual character compatible with adjacent developments. The proposed signage is compatible with the previously approved sign package. Additionally, the proposed signs are consistent in style and design with signage for resort hotels within the immediate area and along Las Vegas Boulevard South. The proposed signs consist of compatible architectural design, style, and color with the Paddock building. Therefore, staff recommends approval of the design review.

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

##### Waiver of Development Standards #16

Staff has no objection to the reduction in throat depth for all of the driveways, the 41 foot wide driveway on Koval Lane, and the non-standard driveways where the race course enters and exists the site. When the site is not being used, ADA access and vehicular barriers will provide the needed pedestrian connectivity. When being used, the site will have a special event permit to address pedestrian and vehicular traffic on the site and on the streets in the area.

##### Waiver of Development Standards #17

Staff has no objection to the off-site improvement waivers since the applicant will provide a cost contribution for improvements on both Harmon Avenue and Koval Lane, and improvements on Rochelle Avenue are to be completed by the applicant/owner within 4 years.

##### Waiver of Development Standards #18

The applicant/owner is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any non-standard improvements placed in the right-of-way. Staff can support waiver of development standards #18, but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

### Design Review #5

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:**

#### **Current Planning**

- Expunge UC-19-0667;
- 4 years to review the waiver of development standards for street landscaping including the detached sidewalks;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; a design review as a public hearing, per Code requirements, will be required for the second freestanding sign at the corner of Harmon Avenue and Koval Lane; 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 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**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 10 feet for Harmon Avenue and 10 feet for Koval Lane;
- Applicant/owner to pay a contribution for local roadway, drainage, or trail-related improvements in lieu of constructing full off-site improvements on Harmon Avenue and Koval Lane;

- The installation of full off-site improvements on Rochelle Avenue is deferred for up to 4 years, or sooner if Clark County has an improvement project;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Execute a Restrictive Covenant Agreement (deed restrictions) for Rochelle Avenue;
- Within 30 days of the BCC approval of the Howard Hughes Parkway alignment, dedicate right-of-way for said alignment, which will not require any portion of APN 162-21-601-007;
- Within 30 days of the BCC approval of the Howard Hughes Parkway alignment, provide such additional dedication of portions of APNs 162-21-510-038 through 040 and 162-21-613-001 through 011 as needed to accommodate additional property needed to mitigate the loss of parking on the property east of APN 162-21-601-007 in consideration of the Howard Hughes Parkway alignment, avoiding APN 162-21-601-007;
- Within 6 months of the BCC approval of the Howard Hughes Parkway, all public and private improvements on and adjacent to APNs 162-21-510-038 through 040 and 162-21-613-001 through 011 shall be removed by the applicant/owner;
- 30 days to coordinate with Public Works - Design Division for the Howard Hughes Parkway, Harmon Avenue, and Koval Lane improvement projects;
- Vacate any unnecessary rights-of-way and/or easements determined by Public Works.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Fire Prevention Bureau**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LIBERTY MEDIA CORPORATION

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



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input 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 #)	<b>STAFF</b> APP. NUMBER: <u>UC-22-0556</u> DATE FILED: <u>9/28/22</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>10/31/22</u> PC MEETING DATE: <u>-</u> @ <u>7:00 PM</u> BCC MEETING DATE: <u>11/2/22 @</u> FEE: <u>\$1,825</u>
	<b>PROPERTY OWNER</b> NAME: <u>LV Diamond Property I, LLC</u> ADDRESS: <u>12300 Liberty Boulevard</u> CITY: <u>Englewood</u> STATE: <u>CO</u> ZIP: <u>80112</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b> NAME: <u>Liberty Media Corporation</u> ADDRESS: <u>12300 Liberty Boulevard</u> CITY: <u>Englewood</u> STATE: <u>CO</u> ZIP: <u>80112</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: <u>Stephanie Allen - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>sha@kcnvaw.com</u> REF CONTACT ID #: _____


ASSESSOR'S PARCEL NUMBER(S): 162-21-510-038, 162-21-510-039, 162-21-510-040, 162-21-601-001, 162-21-601-005, 162-21-601-007, 162-21-613-001, 162-21-613-002, 162-21-613-003, 162-21-613-004, 162-21-613-005, 162-21-613-008, 162-21-613-007, 162-21-613-008, 162-21-613-008, 162-21-613-010, and 162-21-613-011

PROPERTY ADDRESS and/or CROSS STREETS: Harmon and Koval

PROJECT DESCRIPTION: Race Track

(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)\*  
 LV Diamond Property I, LLC by Craig Troyer, Senior Vice President  
 Property Owner (Print)

STATE OF Colorado  
 COUNTY OF Douglas  
 SUBSCRIBED AND SWORN BEFORE ME ON July 14, 2022 (DATE)  
 By Craig Troyer, Senior Vice President  
 NOTARY PUBLIC: 

SUZETTE VOSELLER  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20074011347  
 MY COMMISSION EXPIRES MARCH 19, 2023

\*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.

**KAEMPFER**

**CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE ALLEN

[sallen@kcwvlaw.com](mailto:sallen@kcwvlaw.com)

702.792.7045

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

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

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

September 27, 2022

**VIA UPLOAD**

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

**PLANNER  
COPY**

**Re: Updated Justification Letter – Special Use Permit for Racetrack & Related Uses, Design Reviews and Waivers of Development Standards for property located at the northeast corner of Koval Lane and Harmon Avenue (APNs 162-21-510-038 through 040, 162-21-601-001, 162-21-601-005, 162-21-601-007, 162-21-613-001 through 011)**

To Whom It May Concern:

Please be advised our office represents Liberty Media Corporation (the “Applicant”) in the above-referenced matter for the upcoming 2023 Formula 1 (“F1) Race in Las Vegas. The application before you is for the Racetrack and related applications located at the northeast corner of Koval Lane and Harmon Avenue, more particularly described as Assessor’s Parcel Numbers 162-21-510-038 through 040, 162-21-601-001, 162-21-601-005, 162-21-601-007, and 162-21-613-001 through 011 (“Site”).

The Site is master planned Entertainment Mixed-Use and zoned H-1, making this Site the perfect location for the hub of the F1 race. The Site is located in the center of Clark County’s most intense gaming, resort and entertainment corridor with Las Vegas Boulevard to the west, Tropicana to the south, Flamingo to the north and Paradise to the east. The overall Racetrack will be a street circuit race with its headquarters on the Site.

**I. Special Use Permit for 1) Racetrack, 2) Recreation Facility (including Temporary Outdoor Events), 3) Fairground, 4) Live Entertainment, 5) On-Premise Consumption of Alcohol, and 6) Outside Dining, Drinking and Cooking:**

A Racetrack with accessory commercial uses, including but not limited to shops, snack bars, lounges, and restaurants, is allowed in an H-1 zone with the approval of a special use permit. Temporary parking, including for recreational vehicles, is also permitted as part of the special event so long as it’s approved with the special use permit. A Racetrack is defined in Title 30 as “a course designed for contests of speed, including car, motorcycle, bicycle, dog, horse or similar races”. In this instance, the F1 Racetrack on the Site will host the 13 team pits for the racecars on

the main level with three Paddock Club levels (one being the roof terrace) above the pits. The Racetrack will circle the center of the Site with space for parking along the east of the Site and spectator drop-off and hospitality on the west of the Site. Temporary spectator stands will also surround the Racetrack on the Site. It is also requested to exceed the time frame allowed and noise limitations for a Temporary Outdoor Commercial Event via a Special use permit request for a Recreation Facility, Fairground and Live Entertainment on the Site.

A Recreation Facility means a facility use for sport, entertainment, games of skill or recreation by the general public. The Temporary commercial uses are allowed in conjunction with the Recreation Facility. However, a waiver of the 200 foot separation from residential to the south and east will be necessary since the race and related activities are outside. A Fairground to allow accessory commercial activities on the Site is also being requested. Finally, a Live Entertainment use includes any amusement or attention engaging activity in furtherance of a business by humans performing in person including, but not limited to, performance or display. The F1 event is an annual event for sport and entertainment, along with other year-round related activities on the Site. Live Entertainment is allowed via a Special use permit in conjunction with the Recreation Facility. A waiver of the required 500 foot separation from the residential to the south and east will be needed since the race and related activities will be outside.

A Special use permit for On-Premise Consumption of Alcohol and Outside Dining, Drinking and Cooking is necessary as well to allow food and drinks as part of the F1 annual event and related year-round activities on the Site. These special use permits require a 200 foot separation from residential to the south and east where 0 is proposed. A special use permit is also necessary because the consumption of alcohol will not have its primary means of access through the interior of a super club, tourist club, mixed use development or restaurant. These requirements will need to be waived considering the nature of the event and planned activities on the Site. Harmon does act as a buffer from such uses to the residential to the south.

## **II. Design Reviews for Project, Signage and Finished Grade:**

### **1. The Project**

The permanent Paddock building on the center of the Site will be four stories and 300,000 square feet in size. Level 1 will include the Race Control area and 13 team pit areas along with additional pit areas for F1 and FIA. Level 2 and Level 3 will include the Race Control area and Club Paddock space. Level 4 will be a Club Paddock Roof Terrace. The maximum height of the building will be 72 feet 10 inches in height with the last occupied level at 54 feet 7 inches in height. There is space shown on the site plan for the required 1,200 parking spaces required on the Site; however, the exact location of the parking spaces will be determined as part of the temporary event planning. The Site circulation will be outlined in the temporary event application as well to ensure on and off-site safety. The west elevation shows the main entry area with stairs up to the various Club Paddock levels. The building materials will include white and dark gray panels with concrete, stone and red metal accents. Clear glass windows will extend the length of each level facing north



for optimal views of the Racetrack. The landscaping will be extensive along the west entry to the Site as well as along the north, west and south perimeters to the Site. A waiver of the landscaping has been requested to the east. There are multiple parcels in the northeast corner outside the Racetrack that will be used for hospitality. Access to the Site will be via a drop-off drive aisle on Koval Lane and along the various curb cuts on Rochelle Avenue to the north or Harmon Avenue to the south, depending on any limitations in the traffic analysis. A proposed detached sidewalk is shown on Rochelle Avenue, Koval Lane and Harmon Avenue with landscaping on either side. The Racetrack itself will extend onto the Site in the southwest corner at Harmon Avenue and the northwest corner on Koval Lane requiring alternative off-sites in those two locations. There will be temporary vehicle barriers in those two locations when the Racetrack is not active. A permanent freestanding sign showing the F1 logo is proposed at the southwest corner of Harmon Avenue and Koval Lane but the details are to be determined. An F1 logo is also shown on 4 walls signs and on the roof plan of the Paddock building as described below in the signage design review. Rooftop mounted equipment will be screened from the public view and right of way by parapet walls.

2. Signage

The Applicant is requesting 7 signs on the Site – 4 wall signs, 2 freestanding signs and 1 roof sign. The walls signs are the same size and show the F1 logo in red lit acrylic panels. The roof sign will be an LED Video sign. The Applicant is working closely with the airport on this sign and a waiver is necessary because the sign can be seen from the residential to the south. A freestanding sign is proposed at the corner of Harmon and Koval but the details are yet to be determined. The second freestanding sign will be LED Video and located facing west on Koval at the entrance to the Site. See sign details below and on the sign plans.

TYPE OF SIGN	EXISTING SQ. FT.	PROPOSED SQ. FT.	TOTAL SQ. FT.	ALLOWED PER TITLE 30 SQ. FT.	PERCENT INCREASE	# OF EXISTING SIGNS	# OF PROPOSED SIGNS	TOTAL NUMBER OF SIGNS
WALL	N/A	113	113	See plan	See plan	N/A	1	1
WALL	N/A	113	113	See plan	See plan	N/A	1	1
WALL	N/A	113	113	See plan	See plan	N/A	1	1
WALL	N/A	113	113	See plan	See plan	N/A	1	1
FREESTANDING	N/A	1867	1867	See plan	See plan	N/A	1	1
FREESTANDING	N/A	TBD	TBD	See plan	See plan	N/A	1	1
ROOF	N/A	35,165	35,165	See plan & waiver request	See plan & waiver request	N/A	1	1
OVERALL TOTAL	N/A	37,084+	37,084+	See plan	See plan	N/A	7	7

3. Finished Grade

The Applicant is requesting a design review to increase the finished grade up to a maximum of 18 feet (216 inches) where 3 feet is allowed. The cross sections show less but there are other locations that will require maximum fill. The existing grade on the Site drops significantly from south to north and west to east requiring fill to level the Site and drain appropriately away from the permanent Paddock building. Even with the added fill, the finished floor for the proposed Paddock building will be close to the existing grade on Koval Lane and approximately 3-4 feet higher than the existing grade on Harmon Avenue, so it will not adversely impact the surrounding properties. The overall proposed height on the buildings on the Site will be much lower than prior approved uses on the Site.

**III. Waivers of Development Standards:**

A. Planning Waivers of Development Standards

As mentioned above, a waiver of development standards is necessary to allow 1-2) Live Entertainment and On-Premises Consumption of Alcohol within 0 feet from residential to the south and east where 500 feet is the required separation from Live Entertainment and 200 feet is the required separation from On-Premise Consumption of Alcohol and Outdoor Dining, Drinking and Cooking. The Site is separated from the residential to the south by Harmon. The uses are appropriate and consistent with other uses within the resort corridor. Moreover, the 3) consumption of alcohol will not have its primary means of access through the interior of a super club, tourist club, mixed use development or restaurant, so a waiver of Title 30 is necessary.

Additional waivers of development standards to allow the temporary commercial activities are necessary including 4) extending the hours of construction, 5) limitations on lighting and 6) vibration standards. The Applicant will communicate with the residential in the area regularly to notify them of outdoor construction beyond the hours allowed by Clark County, but the necessity to construct beyond the allowed hours is necessary. Also, lighting and vibration will exceed the County standards under Title 30.68 as lighting will be seen from the adjacent and abutting residential and vibration may be periodically felt from the adjacent and abutting residential. Moreover, as indicated in the design review for signage section, 7) the rooftop sign will be seen from the adjacent residential to the south necessitating a waiver of Title 30.56.

Other waivers of development standards needed include 8) a waiver of the setbacks 9) and trash enclosures in the northeast corner of the Site where the hospitality will take place. The streets are residential, so a 0 foot setback where 10 feet is required necessitates a waiver. Also, 10) a waiver of development standards is necessary to allow the perimeter non-decorative security fencing (which will be 8 feet in height and consist of welded wire mesh fencing) within the landscaping area. The fencing setback will be .5 feet where 10 feet is required. Similarly, a 11) reduced setback from the property line to allow the retaining wall to be in the setback is also necessary to allow 1 foot where

10 is required. A 12) waiver to allow parking without striping the parking spaces as required in Title 30.60.020(d) is being requested. Lastly, 13) a waiver of the landscaping and detached sidewalks adjacent to the multifamily on the residential streets (Debbie and Charlotte) is being requested, 14) a waiver of landscaping adjacent to the less intense use to the east is being requested and 15) a waiver of the parking lot landscaping is being requested. All of the perimeter street landscaping will be installed at a later date in conjunction with the off-sites. The waiver of the parking lot landscaping is necessary to allow flexibility with the annual F1 Race and any future development on the Site. There will be ample on-site landscaping in the permanent areas of the Site such as the entry area to the Paddock building and around the perimeter of the Site. Any parking lot landscaping would likely be destroyed as a result of the annual F1 event.

Because of the increased finished grade on the Site, the Applicant is requesting 16) a waiver to allow an increase in the allowed retaining walls from 3 feet up to 16 feet in height in addition to the screen walls (estimated to be 3 feet) and security fencing (8 feet). This would likely be along Rochelle Avenue and is due to the Site topography and drainage. Also related to the topography and drainage, an administrative waiver will likely be necessary to allow the structure to be over 18 inches from the centerline of the street.

**B. Public Works Waivers of Development Standards**

The Applicant will be submitting separately any necessary vacation applications at a later date. In addition to the planning waivers, the Applicant is requesting a number of public works waivers of development standards.

**1. Waiver to Allow Nonstandard Improvements in the Right-of-Way**

Temporary barriers will be used when the Racetrack is not active and there will be accessibility provided via alternate means. Additional alternative improvements will include asphalt paving, fencing and potential future landscaping in the right-of-way. The Applicant is willing to work with Clark County as needed to allow for these nonstandard improvements.

**2. Waiver to Allow Nonstandard Commercial Driveway**

To allow the two unique driveways where the Racetrack will enter and exit the Site, a waiver is needed to allow the nonstandard commercial driveways. The Site is unique in that the Racetrack will enter the Site at the southwest corner of Koval Lane and Harmon Avenue and exit the Site at the northwest corner of the Site on Koval Lane. In those areas, the Applicant is requesting a permanent waiver of the typical off-site requirements because the curb, gutter, sidewalk and landscaping will not be installed in a small area.

1

3. Waiver of Throat Depths

The Site will need a waiver of throat depths at each entry to 0 feet where 150 feet is required since there are no parking spaces delineated on the Site to allow flexibility with the F1 Race event planning and other temporary events on the Site.

4. Waiver to Defer Off-Sites As-needed

The timing of the completion of all of the required off-site improvements may need to be extended with the 2023 F1 Race rapidly approaching, so the Applicant is requesting a deferral as needed, and as acceptable to Clark County, to commence all of the required off-site improvements on Koval Lane, Harmon Avenue, Rochelle, the unnamed alley in the northeast corner of the Site, Debbie Way and Charlotte Drive within 4 years of approval. The deferral request includes pavement, sidewalks, curb, gutter, streetlights, landscaping and any necessary reconstruction of driveways.

5. Waiver for Driveway Width on Koval

The driveway on Koval exceeds the 40 feet allowed with 40.9 feet proposed, so the Applicant is requesting a waiver to allow over 40 feet.

Thank you for your kind consideration of our request. Please let me know if you have any questions. I can be reached at (702) 792-7045 or [sallen@kcnvlaw.com](mailto:sallen@kcnvlaw.com).

Sincerely,  
KAEMPFER CROWELL



Stephanie Allen

11/15/22 PC AGENDA SHEET

TEMPORARY COMMERCIAL USE  
(TITLE 30)

DEWEY DR/POLARIS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-22-400111 (UC-21-0518)-SUHADOLNIK FAMILY TRUST:**

**USE PERMITS FIRST APPLICATION FOR REVIEW** of the following: 1) temporary commercial events (Tailgate Zone); 2) allow live entertainment after daytime hours; 3) allow elimination of parking for temporary commercial events; 4) reduced setbacks; and 5) allow more than 1 temporary commercial event in a month and more than 12 events in a year on 0.4 acres in a M-1 (Light Manufacturing) (AE-65) Zone.

Generally located on the north side of Dewey Drive, 387 feet west of Polaris Avenue within Paradise. MN/sd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-29-401-009

**USE PERMITS:**

1. Allow a temporary outdoor commercial event (Tailgate Zone) not licensed through, or on the same property as, an existing licensed business as required per Table 30.44-1.
2. Allow live entertainment after daytime hours where not permitted per Table 30.44-1.
3. Allow for elimination of parking for a temporary commercial event where required per Table 30.44-1.
4. Reduce the setback from property lines to zero feet where 10 feet is required for outside activities, live entertainment, and temporary structures per Table 30.44-1.
5. Allow more than 1 temporary commercial event per month and more than 12 temporary commercial events per year where limited per Table 30.44-1.

**LAND USE PLAN:**

WINCHESTER/PARADISE – COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3550 W. Dewey Drive
- Site Acreage: 0.4
- Project Type: Temporary commercial events

### Site Plans

The approved plans depict an existing warehouse with parking on the south side of the building off Dewey Drive, and open yard area on the east and north sides of the building. The existing Tailgate Zone includes fencing along the existing parking area and street entrance which would eliminate vehicular traffic on the site. The yard area east of the existing structure includes an area for a restroom trailer, bar and retail area, and food truck area. There are 2 elevated seating areas (couches and low tables); 1 on the north side of the building and the other along the east property line on the northern side of the site. A stage with associated video walls is located on the northern boundary on the site. High-top tables are in the interior of the site. Access to the site will be through the fenced entrance from Dewey Drive. The above structures and activities are located along the north and east property lines, with no setbacks from the adjacent properties.

### Landscaping

No landscaping is required or proposed.

### Elevations

The photos depict an existing 4,000 square foot building which will be used for storage of temporary structures associated with the proposed use.

### Signage

Signage is not a part of this request.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0518:

#### Current Planning

- Until November 2, 2022 to commence and review as a public hearing.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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.

#### Southern Nevada Health District (SNHD) - Septic

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

### Applicant's Justification

The applicant states the Tailgate Zone is the place to be for guests before, during, and after attending home team NFL games at Allegiant Stadium, providing a safe space to enjoy food, drinks, and entertainment. The applicant states that the Tailgate Zone caters to the demand of the

guests attending the NFL games at Allegiant Stadium by turning this industrial area into an alternative location for tailgate celebrations on special event dates. The Tailgate Zone provides a safe and temporary place for locals and visitors alike, where guests may eat food, enjoy refreshments, listen to, and watch live entertainment all within 0.3 miles of the stadium. In addition, the applicant states during the 2021-2022 football season, The Tailgate Zone successfully hosted tailgate parties and entertained guests before 5 Home Raiders Games. Since the approval of application UC-21-0518, several improvements have been made to the property including resealed asphalt, professionally installed artificial grass turf and paved entry, as well as, a new chain-link fence gate and 4-H safety bollards with chain at the entry of the parking lot.

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, East & West	Entertainment Mixed-Use	M-1	Warehousing
South	Public Use	M-1	NV Energy substation

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

Staff has reviewed the property records to see if any zoning related issues have been reported to the County, including Public Response, in relation to operational uses for a temporary commercial event on-site. As of submission of the application review application no formal complaints have been submitted to the County; therefore, staff can support this review with no additional review. However, since this property is located within the Stadium District, staff believes Temporary Outdoor Commercial Event applications shall be approved prior to each event to monitor future events.

**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:**

**Current Planning**

- Remove the time limit.
- A Temporary Outdoor Commercial Event application shall be approved prior to each event in accordance with Chapter 30.16.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: TIMOTHY RHAUGHINBERRY**

**CONTACT: TINA EVANS, BACK BAR USA, 2673 WESTERN AVE, LAS VEGAS, NV 89109**

DRAFT





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

### APPLICATION TYPE

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
  - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
  - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - UC-21-0518
  - (ORIGINAL APPLICATION #)

STAFF

APP. NUMBER: AR-22-400111      DATE FILED: 9/14/22  
 PLANNER ASSIGNED: SWD  
 TAB/CAC: Paradise      TAB/CAC DATE: 10/25/22  
 PC MEETING DATE: 11/15/22  
 BCC MEETING DATE: \_\_\_\_\_  
 FEE: \$475

PROPERTY OWNER

NAME: Suhadolnik Family Trust  
 ADDRESS: 3725 Darren Thornton Way  
 CITY: Las Vegas      STATE: NV      ZIP: 89120  
 TELEPHONE: 702-435-2776      CELL: 702-733-8847  
 E-MAIL: UnitedRentALL702@gmail.com

APPLICANT

NAME: Timothy R Haughinberry  
 ADDRESS: 3049 Silent Wind Way  
 CITY: Henderson      STATE: NV      ZIP: 89052  
 TELEPHONE: 702-318-8446 x101      CELL: 702-249-6669  
 E-MAIL: Tim@backbarusa.com      REF CONTACT ID #: \_\_\_\_\_

CORRESPONDENT

NAME: Tina Evans  
 ADDRESS: 2673 Western Ave  
 CITY: Las Vegas      STATE: NV      ZIP: 89109  
 TELEPHONE: 702-318-8446 x165      CELL: 702-809-1353  
 E-MAIL: Tina@backbarusa.com      REF CONTACT ID #: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): 162-29-401-009

PROPERTY ADDRESS and/or CROSS STREETS: 3550 W Dewey Dr., Las Vegas, NV 89118

PROJECT DESCRIPTION: The Tailgate Zone

(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.

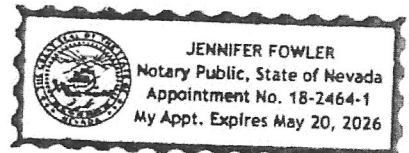
Raymond R Suhadolnik  
 Property Owner (Signature)\*

Trustee Raymond R Suhadolnik  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON JUNE 23 2022 (DATE)  
 By RAYMOND R SUHADOLNIK, TRUSTEE

NOTARY PUBLIC: Jennifer Fowler



\*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-22-400111

## JUSTIFICATION LETTER

This is an Application Review for the previously approved Land Use Application for The Tailgate Zone located at 3550 W. Dewey Dr. Las Vegas, NV 89118 (Reference: 21-101079/UC-21-0518, approved by the City of Las Vegas on 11/02/2021).

The Tailgate Zone pleases both the demand of the guests attending the NFL games at Allegiant Stadium and the county/city of Las Vegas by turning this industrial area into an alternative location for tailgate celebrations on special event dates. The Tailgate Zone provides a safe and temporary place for locals and visitors alike, where guests may eat food, enjoy refreshments, listen to and watch live entertainment, and use restrooms all within .3 miles of the stadium. Currently, to our knowledge there are no other spaces West of the stadium that offer anything similar. The Tailgate Zone is similar to other cities that already have bars and tailgate infrastructure built into their stadiums, such as, Chicago Wrigley Field.

There will be no impact on the adjacent properties, see below:

- South - There is no access to buildings on the opposite side of the street.
- East - The neighboring space is blocked off in its entirety by a 30' wall, and the space is currently being used by the Raiders as a storage facility.
- West - Space is currently not being used, but has a fence running along the property line.
- North - The space on the North side will not be affected as there is a 30ft wall blocking half of the property and a fence blocking the other half of the property.

## PROJECT DESCRIPTION

### **Brief description**

The Tailgate Zone is the place to be before, during, and after attending home-team NFL games at Allegiant Stadium, providing a safe space to enjoy food, drinks, and entertainment for approximately 4-hours before kick-off and 2 to 4-hours after scheduled games.

The Tailgate Zone activations are scheduled around the Allegiant Stadium Raiders home games and sporting events, as well as concerts, conventions, and corporate events.

During the 2021-2022 football season, The Tailgate Zone successfully hosted tailgate parties and entertained guests before five Home Raiders Games. Since the approval of Land Use Application UC-21-0518, several improvements have been made to the property including resealed asphalt, professionally installed artificial grass turf and paved entry, as well as a new chain link fence gate and 4'H safety bollards with chain at the entry of the parking lot.

Located at 3550 W. Dewey Dr., Las Vegas, NV 89118, the Tailgate Zone will be activated on a .44-acre lot consisting of pavers, concrete, asphalt, and artificial grass cover, with an existing, permanent 4,000 sq ft. building/warehouse for storage use.

There is an application currently in process, reference number 22-100973. If this application is approved, a 40' x 40' FutureTrac tent will be installed on the northeast corner of the property for use during scheduled events to provide guests shade and refuge from the elements. FutureTrac tents are engineered for high wind tolerance and stricter safety requirement makes this large-scale structure a custom solution for semi-permanent needs and event types. All additional tailgate related activation elements are temporary structures/items that will be built and torn down for each activation and stored on site, inside the existing warehouse. Additionally, food trucks, vendor/retail bars, and 10-stall restroom trailer will be set up and removed after each event. The property is currently a licensed business *United Party Rentals*. The licensed business on the property is currently not doing events or using their space, it will be empty and used solely for The Tailgate Zone activations.

2

This current industrial area (zoning classification Light Manufacturing (M-1)) will turn into an entertainment/restaurant space during special events. Site plans include (2) 12'x40'x36" elevated VIP areas with safety rails or a 40' x 40' FutureTrac tent (pending application 22-100973 approval), and (1) 10-stall restroom trailer.

**Detailed Description:**

Explanation of site plan with rendering plan.

The Tailgate Zone is the place to be for guests before, during, and after attending home-team NFL games at Allegiant Stadium, providing a safe space to enjoy food, drinks, and entertainment. The site capacity is 2,500 persons (estimated 6' sq. ft. per person / 15,200 sq. ft.), however with structures in place we anticipate a maximum capacity of 1,500. The addition of the 40' x 40' FutureTrac tent will provide much needed shade and a barrier from the elements during winter and summer months (pending application 22-100973 approval),

- **Site Includes:**
  - (1) 10'x40' bar/retail area
  - Considerations for the 60'x96' area with artificial grass
    - (1) 40' x 40' Future Trac tent with seating areas including couches, low tables, individual plush seating
    - OR (1) 20'x32' stage flanked by (2) 4'x24" video walls on each side
  - (1) 10-stall restroom trailer
  - Area for Food Trucks

Below is description of site map for you:

Address: 3550 W. Dewey Dr. Las Vegas, NV 89118

- **Property Size:**
  - .44 Acres (19,200 sq. ft.)
  - 4,000 Sq Ft Building (40 ft. X 100 ft.)
  - 15,200 sq ft outside area
  - South side of property is located on W. Dewey Rd.
  - Entrance Access
- **Front Area:**
  - 3,840 sq ft (40ft X 96ft) South Side of Building
  - Area is paved
  - Area w/ 5 parking spots
  - South side of area is located on W. Dewey Rd.
- **Inside Main Gate (floorplan / landscape description):**
  - Area is fenced in with Roll Gate
  - Fencing on South, East, and half of North side
  - Wall on West and half of North side
  - 5,000 sq ft paved (100 ft X 50 ft) East Side of Building
    - Area is paved with asphalt
  - 5,760 sq ft gravel area in back (60 ft X 96 ft) North Side of Building
    - Area is artificial grass
  - 600 sq ft gravel area (6 ft X 100 ft) West End of Building
    - Area is a path with pavers
  - 4,000 sq ft Building (40 ft X 100 ft) – already on property
    - Building will only be used as storage
    - Area is concrete
  - There is no existing vegetation on the site
    - During events, artificial turf, hedge walls, or other temporary greenery may be added for aesthetics/ambiance.

- **Parking**
  - This is a walk-up only venue. There are 5 parking spots on the property that will not be used during event activation. The perimeter of the existing parking lot will be blockaded for pedestrian access. This site does not share parking with any other property along Dewey Drive.
- **Emergency Access**
  - Currently Dewey Dr. is accessible during special events and would be accessible to emergency vehicles as needed.

The Temporary Commercial Event Use Permit will include:

1. Allow a temporary outdoor commercial event (Tailgate Zone) not licensed through, or on the same property as, an existing licensed business as required per Table 30.44-1.
2. Allow live entertainment after daytime hours where not permitted per Table 30.44-1.
3. Allow for elimination of parking for a Temporary Commercial Event.
4. Allow for zero-foot setback from property lines where 10 feet is required per Table 30.44-1.
5. Allow more than 1 temporary commercial event per month and more than 12 per year where limited per Table 30.44-1.

11/15/22 PC AGENDA SHEET

RESTAURANT WITH DRIVE-THRU  
(TITLE 30)

LAS VEGAS BLVD S/FOUR SEASONS DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-22-0535-CHETAK DEVELOPMENT INC:**

**DESIGN REVIEW** for the addition of a second drive-thru lane in conjunction with an existing restaurant on 4.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the east side of Las Vegas Boulevard South and the north side of Four Seasons Drive within Paradise. TS/md/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

162-28-301-020; 162-28-301-022; 162-28-301-024; 162-28-301-035

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3999 Las Vegas Boulevard South
- Site Acreage: 4.4
- Project Type: Drive-thru lane addition
- Square Feet: 5,956 (existing restaurant)/22,088 (overall commercial development)
- Parking Required/Provided: 160/174

**History and Request**

The existing restaurant with a drive-thru lane was approved via UC-0469-97 by the Planning Commission (PC) in April 1997. A subsequent land use application, WS-0290-11, was approved by the PC in August 2011 for alternative street landscaping (shrubs and groundcover), permit a roof sign, building addition and façade changes, and a modified drive-thru lane in conjunction with an existing restaurant (McDonald's). The applicant is now requesting the addition of a second drive-thru lane to better serve the restaurant's owners.

**Site Plans**

The plans depict an existing restaurant with a drive-thru lane located on a 4.4 acre site. Vehicles will enter the existing, and proposed drive-thru lanes, at the southwest corner of the site via an existing commercial driveway located adjacent to Las Vegas Boulevard South. The queue begins in front of the restaurant, parallel to Las Vegas Boulevard South, and the vehicles travel

south and east. The dual drive-thru lanes circulate around the southwest side of the restaurant to the menu boards and speaker, transitioning to an existing single drive-thru lane located on the south side of the building, adjacent to Four Seasons Drive. Each lane of the dual drive-thru lanes measure between 12 feet to 13 feet in width while the existing drive-thru lane, located along the south side of the restaurant, measures 11 feet in width. The existing commercial development requires 160 parking spaces where 174 spaces are provided. No improvements and/or further additions are proposed to the existing building and parking lot.

Landscaping

The plans depict a landscape area, featuring shrubs and groundcover, located between the existing restaurant and the inner-most drive-thru lane. The proposed landscape area will replace the outside dining area located at the front of the restaurant. All street landscaping exists, and no additional street landscaping is proposed or required with this application.

Signage

Signage is not a part of this request.

Applicant's Justification

The additional drive-thru lane will allow an increase in the number of vehicles that can queue, reducing the chance of a conflict with the parking lot and the Las Vegas Boulevard South right-of-way. The additional drive-thru lane also provides a second order location which will reduce the time vehicles spend in the drive-thru, further reducing potential conflicts with the parking lot and Las Vegas Boulevard right-of-way. The applicant states that the increased on-site queuing capabilities and reduced queuing time provided by the second drive-thru will provide a safer environment for all visitors to the commercial development entering from Las Vegas Boulevard. The proposed improvements do not hinder ingress or egress to the site from the major roadways, nor to adjacent properties. All existing traffic circulation throughout the site and to adjacent properties is to remain.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-18-0665	On-premises consumption of alcohol in conjunction with an existing restaurant	Approved by PC	October 2018
DR-0513-13	Redesigned the site for a shopping center, recreational facility, and nightclub – expired	Approved by BCC	October 2013
WS-0290-11	Redesign of drive thru (McDonald's) and alternative landscaping and sign package	Approved by PC	August 2011
UC-0085-11	Night club and recreational facility (tightrope walking) – expunged	Approved by BCC	April 2011
RS-0018-11	Record of Survey for Las Vegas Boulevard South right-of-way	Accepted by Staff	February 2011
UC-0472-10	A museum, freestanding sign, and design review for a revolving sign	Approved by BCC	November 2010
UC-0341-10	On-premises consumption of alcohol establishment (tavern) – expired	Approved by PC	September 2010

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0601-08	Automobile rental facility	Approved by PC	July 2008
UC-0115-05	Outside dining area and alternative building materials for a restaurant (Panda Express)	Approved by PC	March 2005
UC-0443-01	Recording studio (radio station)	Approved by PC	May 2001
UC-0469-97	Shopping center with animated sign and outside dining	Approved by the PC	April 1997

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Vacant commercial building
South	Entertainment Mixed-Use	H-1	Convenience store & gasoline station
East	Entertainment Mixed-Use	H-1	Drainage channel
West	Entertainment Mixed-Use	H-1	Mandalay Bay resort hotel

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Staff cannot support the addition of a second drive-thru lane due to the potential queuing conflict that it may cause internally to the site, and within the right-of-way along Las Vegas Boulevard South. Vehicles traveling northbound on Las Vegas Boulevard South make a right-turn via an existing commercial driveway into the retail development, immediately encountering the dual drive-thru lanes servicing the restaurant. The throat depth for the existing driveway (ingress) adjacent to Las Vegas Boulevard South is 23.5 feet in length, 1.5 feet short of the minimum required depth of 25 feet. Staff is concerned that during peak hours of the restaurant operation, vehicles may potentially queue onto Las Vegas Boulevard South interfering with the flow of northbound traffic. Furthermore, staff is concerned vehicles may potentially queue in a north/south direction within the interior of the site, blocking the mobility impaired spaces located directly in front of the restaurant. Therefore, staff recommends denial.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Traffic study and compliance.

**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: KIMLEY HORN**

**CONTACT: KIMLEY HORN, 6671 LAS VEGAS BLVD SOUTH, STE 320, LAS VEGAS, NV 89119**





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC)  <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)  <input type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>DR-22-0575</u> DATE FILED: <u>9/21/22</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>10/25/22</u> PC MEETING DATE: <u>11/15/22 @ 7:00 P.M.</u> <u>6:00 P.M.</u> BCC MEETING DATE: <u>-</u> FEE: <u>\$675.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Chetak Development Inc.</u> ADDRESS: <u>3800 Howard Hughes Pkwy, Ste 1700</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-383-3033</u> CELL: _____ E-MAIL: <u>sharon@cornerstonecre.com</u>
	<b>APPLICANT</b>  NAME: <u>McDonald's (Kurtis DeMarse)</u> ADDRESS: <u>18565 Jamboree Rd, Ste 850</u> CITY: <u>Irvine</u> STATE: <u>CA</u> ZIP: <u>92612</u> TELEPHONE: _____      CELL: <u>480-417-6764</u> E-MAIL: <u>kurtis.demarse@us.mcd.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Nick Zahedi</u> ADDRESS: <u>6671 S Las Vegas Blvd, Ste 320</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-623-4382</u> CELL: _____ E-MAIL: <u>nick.zahedi@kimley-horn.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-28-301-024, 162-28-301-022

PROPERTY ADDRESS and/or CROSS STREETS: 3999 S Las Vegas Blvd, Las Vegas, NV 89119

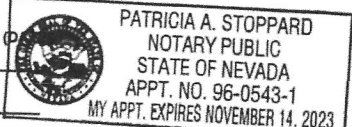
PROJECT DESCRIPTION: Restaurant retrofit for side-by-side drive-thru

(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.

Will Kemp, Pres. Chetak      Will Kemp, Pres. Chetak  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Sept 30, 2021  
 By Patricia Stoppard  
 NOTARY PUBLIC:



3

\*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.

# Kimley»Horn

DR-22-0535

August 26, 2022

Clark County  
Comprehensive Planning  
500 S Grand Central Pkwy #1  
Las Vegas, NV 89155

PLANNER  
COPY

**RE: Justification Letter - Retrofit of Existing Fast-Food Restaurant Drive-Thru  
McDonald's Store #027-0189, APN #162-28-301-024**

On behalf of the applicant, McDonald's USA, we hereby respectfully request review of the Pre-Application for McDonald's 27-0189. This 0.84-acre site is located near the intersection of S. Las Vegas Blvd. and Four Seasons Dr. in Las Vegas, NV.

Nationally, McDonald's is in the process of a major remodel program to improve aesthetics and efficiencies to their stores. At this location the scope of work will include upgrades to convert the existing drive-thru from one (1) lane to two (2), removal and replacement of the drive-thru equipment to upgrade to digital menu boards. The proposed retrofit will also include removing the outdoor seating area and replacing it with landscaping.

In response to the first round of comments, three (3) of the site's parking spaces will be removed in order to relocate the ADA spots north, away from the drive thru significantly reducing the chance for a drive-thru que conflict. The additional drive thru lane will allow an increase in the number of vehicles that can queue, reducing the chance of a conflict with the parking lot and the Las Vegas Boulevard right-of-way. The additional drive thru lane also provides a second order location which will reduce the time vehicles spend in the drive thru, further reducing potential conflicts with the parking lot and Las Vegas Boulevard right-of-way. It is in our opinion that the increased on-site queuing capabilities and reduced queuing time provided by the second drive thru will provide a safer environment for all visitors to the Akita Shopping plaza entering from Las Vegas Boulevard.

The proposed improvements do not hinder ingress or egress to the site from the major roadways, nor to adjacent properties. All existing traffic circulation throughout the site and to adjacent properties is to remain. It is our opinion that there will not be a substantial adverse effect on public facilities and services such as roads, access, schools, parks, fire, storm water, and drainage facilities as part of this retrofit.

Thank you kindly for your consideration. Please contact me at (702) 623-4382 or [nick.zahedi@kimley-horn.com](mailto:nick.zahedi@kimley-horn.com) should you have any questions or concerns.

Sincerely,



Nicholas Zahedi, PE

11/15/22 PC AGENDA SHEET

3950 W HARMON  
(TITLE 30)

HARMON AVE/VALLEY VIEW BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-22-500189-HIP VALLEY VIEW, LLC:**

**TENTATIVE MAP** consisting of 1 commercial lot on 19.4 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the northwest corner of Harmon Avenue and Valley View Boulevard (alignment) within Paradise. MN/sd/syp (For possible action)

RELATED INFORMATION:

**APN:**

162-19-601-018; 162-19-601-021; 162-19-601-022; 162-19-601-024

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4445 Harmon Cove Court, 3950, 4000, and 4050 Harmon Avenue
- Site Acreage: 19.4
- Number of Lots: 4
- Project Type: Commercial subdivision

The plans show 4 industrial lots which were developed in the 1970's to be combined into 1 lot. Access is from several driveways along Harmon Avenue and Harmon Cove Court.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, East, & West	Entertainment Mixed-Use	M-1	Office/warehouse
South	Business Employment	M-1	Warehouse

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current 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:**

**Current Planning**

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

- No comment.

**Current Planning Division - Addressing**

- No comment.

**Fire Prevention Bureau**

- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0395-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** TONY MATEUS

**CONTACT:** JANET DYE, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118



# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-22-500189</u> DATE FILED: <u>9/28/22</u>
<input type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>10/25/22</u> PC MEETING DATE: <u>11/15/22</u> BCC MEETING DATE: _____ FEE: <u>\$ 750</u>

<b>PROPERTY OWNER</b>	NAME: <u>SCHNITZER VALLEY VIEW, LLC</u>
	ADDRESS: <u>3111 S. VALLEY VIEW, K-101</u>
	CITY: <u>LAS VEGAS</u>
	TELEPHONE: <u>702-738-4473</u> STATE: <u>NV</u> ZIP: <u>89102</u>
	E-MAIL: <u>TONYM@SCHNITZERPROPERTIES.COM</u> CELL: _____

<b>APPLICANT</b>	NAME: <u>SCHNITZER VALLEY VIEW, LLC</u>
	ADDRESS: <u>3111 S. VALLEY VIEW, K-101</u>
	CITY: <u>LAS VEGAS</u>
	TELEPHONE: <u>702.738.4473</u> STATE: <u>NV</u> ZIP: <u>89102</u>
	E-MAIL: <u>TONYM@SCHNITZERPROPERTIES.COM</u> CELL: _____
	REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>DANIEL FOGG/LR NELSON CONSULTING ENGINEERS</u>
	ADDRESS: <u>6765 W RUSSELL ROAD SUITE 200</u>
	CITY: <u>LAS VEGAS</u>
	TELEPHONE: <u>702.798.7978</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	E-MAIL: <u>DANIEL.FOGG@LRNENG.COM</u> CELL: _____
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-19-601-021; 162-19-601-018; 162-19-601-022; 162-19-601-024

PROPERTY ADDRESS and/or CROSS STREETS: 3950 WEST HARMON DRIVE

TENTATIVE MAP NAME: 3950 W HARMON

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.

By: [Signature]  
Property Owner (Signature)\*

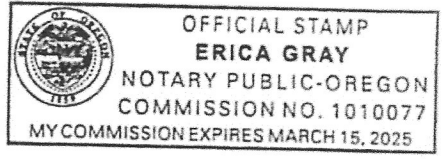
Schnitzer Valley View, LLC By: Jeffrey Nudelman  
Property Owner (Print)

STATE OF Oregon  
COUNTY OF Multnomah

SUBSCRIBED AND SWORN BEFORE ME ON MAY 24, 2022 (DATE)

By: JEFFREY F. NUDELMAN

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.

LARRY R. NELSON, P.E.  
President

September 19, 2022

Ty-22-500189

Department of Comprehensive Planning  
Development Review  
500 S. Grand Central Parkway  
Las Vegas, Nevada 89155

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING
- FORENSICS

Reference: **Justification Letter for Tentative Map Application APR-22-100772**

Dear Mr. DeMerritt:

On behalf of our client, Schnitzer Properties, we have submitted a Tentative Map application so that 4 parcels can be made into 1 due to the fact that the onsite water system needs to be replaced. All four parcels have the same owner, so combining them into 1 lot is more efficient for the Water District.

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC



Clayton L. Neilsen, P.E.  
Vice President/ Civil Department Manager

CLN/jd

NEVADA

L.R. NELSON  
CONSULTING ENGINEERS, LLC

6765 West Russell Road, Suite 200  
Las Vegas, NV 89118-1811

Phone 702/798-7978  
FAX 702/451-2296  
Email lnelson@lmeng.com

UTAH

L.R. NELSON  
CONSULTING ENGINEERS, LLC

51 West 9000 South  
Sandy, UT 84070-2008

Phone 801/565-8580  
FAX 801/565-9340  
Email lmengineers@lmslc.com

11/15/22 PC AGENDA SHEET

SUPPER CLUB  
(TITLE 30)

SPRING MOUNTAIN RD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0530-HARSCH INVESTMENT PPTYS-NV, LLC:

USE PERMITS for the following: 1) proposed on-premises consumption of alcohol establishment (supper club); and 2) reduce the separation for a supper club to residential use within an existing office/warehouse and shopping center complex on 18.4 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District.

Generally located on the south side of Spring Mountain Road and the west side of Valley View Boulevard within Paradise. JJ/lm/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-18-603-001

**USE PERMITS:**

1. On-premises consumption of alcohol establishment (supper club) per Table 30.44-1.
2. Reduce separation from on-premises consumption of alcohol (supper club) to a residential use to 110 feet where 200 feet is required per Table 30.44-1 (a 45% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3545 & 3557 S. Valley View Boulevard
- Site Acreage: 18.4
- Project Type: Supper club
- Number of Stories: 1
- Square Feet: 6,121
- Parking Required/Provided: 1,049 (UC-0438-04)/1,049

Site Plans

The plans depict a proposed supper club located within the southeastern portion of the southernly most building of an existing office/warehouse and shopping center complex. Access to the site is from Spring Mountain Road, Valley View Boulevard, and Wynn Road. The overall complex

was approved for and parked as a shopping center per UC-0438-04; therefore, no additional parking is required.

Landscaping

The photos provided show existing landscaping with no proposed changes.

Elevations

The images depict an existing 1 story building with stucco siding, windows, and an Asian themed pagoda designed mansard tile roof and façade. There are no proposed changes to the existing exterior of the building.

Floor Plans

The floor plans depict a 6,121 square foot restaurant with a dining area, kitchen/prep room, restrooms, lounge areas, and a private dining room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use is compatible with the character of the community. Management of the supper club will be diligent to ensure safety measures are in place to prevent any negative impacts from the supper club to the surrounding area. The hours of operation will be Monday through Sunday 12:00 p.m. to 1:00 a.m. Lastly, the use is separated from the residential property to the south by a screen wall, landscaping, and parking area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-22-0214	Restaurant with service bar and outside dining (Half Bird)	Approved by PC	June 2022
UC-20-0571	Minor Training Facility (esthetics)	Approved by PC	February 2021
UC-20-0483	Service bar for Ramen Shibire Restaurant	Approved by PC	December 2020
UC-19-0997	Outside dining and shade structure, outside dining portion - expired	Approved by BCC	February 2020
UC-19-0716	Major training facility for judo instruction	Approved by PC	November 2019
UC-0861-17	Supper club	Approved by PC	December 2017
UC-0797-17	Private recreation facility	Approved by PC	November 2017
UC-0188-17	Financial services (vehicle title loan)	Approved by BCC	May 2017
ADR-1010-15	Remodeled an existing restaurant entrance	Approved by ZA	October 2015



**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-0552-11	Motion picture production studio	Approved by ZA	June 2011
UC-0640-09	Major training facility (martial arts)	Approved by PC	December 2009
UC-0450-09	Place of worship	Approved by PC	September 2009
UC-1123-07	Reduced the separation of a check cashing business from a residential use	Approved by PC	November 2007
UC-0438-04	Shopping center and a waiver for reduced parking	Approved by PC	May 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	M-1, H-1 & U-V	Bank, freight terminal, commercial center, & vehicle maintenance
South	Entertainment Mixed-Use	R-4	Multiple family residential
East	Entertainment Mixed-Use	C-2 & M-1	Commercial center, office/warehouse, vehicle sales, & vehicle maintenance
West	Corridor Mixed-Use	C-2 & R-4	Shopping center (Chinatown Plaza) & multiple family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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 requested service bar is consistent with restaurant uses within the shopping center. The reduction in separation from the residential uses to the south is minimal considering the existing covered parking area and drive aisle between the building and the property line of the residential property to the south. Therefore, staff has no objection to these requests.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

**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: JD BAR & LOUNGE LLC**

**CONTACT: JAMES YU, MOON JAE YU CPA CHTD, 2560 MONTESSOURI ST, STE 208,  
LAS VEGAS, NV 89117**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

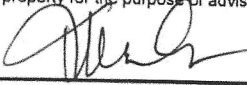
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-22-0530</u> DATE FILED: <u>9/20/2022</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>10/25/22</u> PC MEETING DATE: <u>11/15/2022</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Haisch Investment Properties - Nevada, LLC</u> ADDRESS: <u>3111 S. Valley View Blvd #K-101</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-362-1400</u> CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>JD BAR &amp; LOUNGE LLC</u> ADDRESS: <u>3545-3557 S VALLEY VIEW BLVD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-296-3951</u> CELL: <u>702-296-3951</u> E-MAIL: <u>jamesyucpa@yahoo.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>JAMES YU</u> ADDRESS: <u>2560 MONTESSOURI ST STE 208</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-735-7878</u> CELL: <u>702-735-7878</u> E-MAIL: <u>jamesyucpa@yahoo.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-18-603-001

PROPERTY ADDRESS and/or CROSS STREETS: 3545-3557 S VALLEY VIEW BLVD, LAS VEGAS, NV 89103

PROJECT DESCRIPTION: OPENING A SUPPER CLUB WITH 5 SLOT MACHINES.

(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.

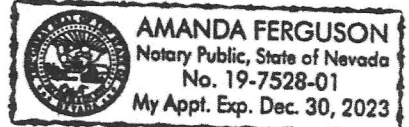
  
 Property Owner (Signature)\*

Kimberly Chen  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 4 2022 (DATE)  
 By Kimberly Chen

NOTARY PUBLIC: Amanda Ferguson



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

August 29, 2022

Clark County Comprehensive Planning Department

UC-22-0530

**RE:** Land use application  
JD Bar & Lounge LLC  
Property address: 3545-3557 S Valley View Blvd, Las Vegas NV 89103  
APN: 162-18-603-001

Dear Sir/Madam:

Above applicant likes to open a supper club with alcohol on premise consumption. The restaurant will serve beer, wine, and liquor. Serving alcohol is critically important to survive in a very competitive environment in the Spring Mountain corridor. The shopping center has four buildings, building A (listed on site plan)'s total sq.ft is 120,934. Building B's sq.ft is 145,102. Building C's total sq.ft is 48,600, and the building D's sq.ft is 56,400. The total premise of JD Bar & Lounge LLC is 6,119 sq.ft within Landlord's multi-tenant development known as The Center at Spring Mountain.

Hours of operation is Monday through Sunday from Noon to 1am.

The applicant, JD Bar & Lounge LLC, is requesting for special use permit for on-premises consumption of alcohol (supper club) in M-1 zone. In addition, the applicant is applying for special use permit to reduce separation to 110 feet from residential use where 200 is required for on-premises consumption of alcohol (supper club) (a 45% reduction).

The proposed use is compatible with the character of the community as follows:

- Servers will check ID of anyone who looks under 21
  - IDs are checked at the table before inputting order
  - Ask for another valid form of ID with photo if first ID is questionable
- Outside alcohol will not brought into store premises
- Any alcohol served will not be allowed to leave store premises
- The applicant will always have a shift manager to prevent problems such as
  - Prevent customer from ordering more alcohol if they show any heavy sign
  - Refuse service at the entrance if show any heavy sign
- Minors will not be allowed in the property
- The property is separated from the residential area by a wall

We respectfully ask you to grant our application.

Respectfully,



Justin Doh  
Manager  
JD Bar & Lounge LLC

11/15/22 PC AGENDA SHEET

RESTAURANT  
(TITLE 30)

SPRING MOUNTAIN RD/WYNN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-22-0554-A J SPRING MOUNTAIN, LLC:**

**USE PERMITS** for the following: 1) restaurant; and 2) on-premises consumption of alcohol.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced parking; and 2) throat depth on 1.1 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the north side of Spring Mountain Road, 500 feet west of Wynn Road within Paradise. JJ/sd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-18-505-008

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce parking to 65 spaces where a minimum of 88 spaces are required per Table 30.60-1 (a 26% reduction).
2. Reduce the throat depth to zero feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4240 Spring Mountain Road
- Site Acreage: 1.1
- Project Type: Restaurant/on-premises consumption of alcohol
- Number of Stories: 1
- Building Height (feet): 17
- Square Feet: 5,675 (Building A); 5,386 (Building B)
- Parking Required/Provided: 88/65

**Site Plans & History**

The plans depict 2 existing buildings on the west side of the site with parking to the east of the buildings. Access to the site is from Spring Mountain Road. The building on the northwest

portion of the site was previously approved by use permit (UC-0342-15) and converted to a restaurant with on-premises consumption of alcohol. Previously, a use permit (UC-0196-14) for a restaurant and on-premises consumption of alcohol was approved for the building in the southwest portion of the site. Both applications included waivers to reduce parking. Later in 2015, WS-0844-15 was approved to reduce the overall parking for the site due to a redesign of the parking lot to accommodate requirements per the Fire Department. The parking was reduced to 65 parking spaces where 100 parking spaces were required. While the original use permits had review periods imposed, the reviews were subsequently waived, and WS-0844-15 was approved with a 2 year review to ensure there was adequate parking for the site. The applicant did not file an application for review as conditioned, and WS-0844-15 expired. The applicant is seeking to re-establish the restaurant and on-site consumption of alcohol as was previously approved in 2015 and allow the parking to exist as it has been for several years. Modifications have been made to the buildings, to account for the new parking calculations.

Landscaping

The plans show an existing 15 foot to 26.5 foot wide landscape area along Spring Mountain Road. No new landscaping is proposed with this application.

Elevations

The plans depict a 17 foot high, single story building with stone veneer, stucco finish, and a parapet roof. The roof is designed to give a pagoda appearance. The existing building matches the design of the other buildings on-site and those immediately adjacent to the project site.

Floor Plans

The plans show Building A is 5,675 square feet for a restaurant. Building B includes 1,400 square feet of restaurant, 2,986 square feet of karaoke, and 1,000 square feet of warehouse. The buildings show space for a restaurant, karaoke rooms, service bar, office and storage, kitchen, and entrance lobby.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the business types are not changing at this property and since these businesses have been issued a special use permit in the past, the applicant believes the use permits and waivers of development standards should be allowed. With the experience of more than 25 years in the restaurant business the applicant assures that these businesses will be responsible and attentive to the County's needs and concerns regarding any public and safety issues.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
AR-400041-18 (WS-0844-15)	Application review for reduced parking; waiver of conditions for use permit (UC-0342-15) for 1 year to commence and review; design review for parking lot layout - expired	Approved by PC	April 2018

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0844-15	Waiver to reduce parking for restaurant; waiver of conditions for time limit; design review for parking lot layout - expired	Approved by PC	March 2016
UC-0342-15	Restaurant and on-site consumption of alcohol; waiver for reduced parking; waiver of conditions (UC-0196-14) requiring plans on file; design review for restaurant for the northwest building	Approved by PC	July 2015
UC-0196-14	Restaurant and on-site consumption of alcohol; waiver to reduce parking and parking lot landscaping; design review for additional to building for the southwest building	Approved by PC	June 2014

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Corridor Mixed-Use	M-1	Warehouse/manufacturing
South & West	Corridor Mixed-Use	C-2	Shopping center

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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.

Staff finds the requested use permits conform to the land use plan and are compatible with the immediate area. The adjacent properties to the west and south are zoned for commercial uses and the subject site has been approved for a restaurant use and on-site consumption of alcohol recently in past applications. The need to re-establish the use permit is due to the applicant's landlord not submitting required application review as conditioned.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds the requested parking reduction is not excessive. A restaurant and on-site consumption of alcohol have been approved through past use permits and review of any violations from Clark County Public Response Office do not include zoning violations or nuisance issues. Similar applications have been approved in the County for restaurants with minimal reductions in parking. Staff can support this request.

**Public Works - Development Review**

Waiver of Development Standards #2

Staff cannot support the reduction of throat depth to zero feet for the existing Spring Mountain Road driveway. Vehicles entering the site come to an immediate conflict with the vehicles exiting the parking stalls to the west, causing stacking in Spring Mountain Road.

**Staff Recommendation**

Approval of the use permits and waiver of development standards #1; denial of waiver of development standards #2.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

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

**Public Works - Development Review**

- Remove any landscaping in the right-of-way prior to the issuance of a building permit or business license.

**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:** MIN YOUNG CHAI

**CONTACT:** ANOVATH PHANTHIP, 4881 W. HACIENDA AVE, SUITE 6, LAS VEGAS, NV  
89118

DRAFT



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" 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 checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) UC-0342-15 (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>UC-22-0554</u> DATE FILED: <u>9/28/22</u> PLANNER ASSIGNED: <u>SMD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>10/25/22</u> PC MEETING DATE: <u>11/15/22</u> BCC MEETING DATE: _____ FEE: <u>\$1,150</u>
	<b>PROPERTY OWNER</b> NAME: <u>A J SPRING MOUNTAIN LLC</u> ADDRESS: <u>3726 S LAS VEGAS BLVD # 1806W</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89158</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b> NAME: <u>Min young Chai</u> ADDRESS: <u>2000 Camino Centroloma</u> CITY: <u>Fullerton</u> STATE: <u>CA</u> ZIP: <u>92833</u> TELEPHONE: _____      CELL: <u>714-323-2191</u> E-MAIL: <u>jennymchai@gmail.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: <u>Airr Phanthip</u> ADDRESS: <u>4881 West Hacienda Ave #6</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-372-4898</u> CELL: <u>702-372-4898</u> E-MAIL: <u>airrmail@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-18-505-008

PROPERTY ADDRESS and/or CROSS STREETS: SPRING MOUNTAIN AND ARVILLE

PROJECT DESCRIPTION: Proposed USE PAERMIT for liquor license and reduce parking.

(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 oaths contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that the application will not be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to inspect the property, to take measurements, and to use the said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)\* [Signature]      AJ Spring Mountain  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 6<sup>th</sup>, 2022 (DATE)  
 By Min Y. Chai \*\*\*  
 NOTARY PUBLIC: Giselle Salazar

\*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.

# JUSTIFICATION LETTER FOR SPECIAL USE PERMIT

DATE: September 23, 2022  
PERMIT APP#: APR22-100822  
APN: 162-18-505-008  
PROJECT: Mr. BBQ @ 4240 Spring Mountain Road , Las Vegas, NV 89102  
PROPERTY OWNER: AJ Spring Mountain LLC  
PROJECT OWNER: Min Young (Jenny) Chai  
REQUEST: Special Use Permit with 2 Waivers on the Planning Development Standards

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UC-22-0544

We are requesting a Special Use Permit for Mr. BBQ and Mama Chai's located at 4240 Spring Mountain Road. We would like to propose keeping the current site layout, and hence request 2 waivers from the Development Standards: (1) Reduce the number of parking spaces and (2) the non-complying driveway throat depth.

- (1) We are asking to reduce the number of parking spaces required from 88 to the 74 that are existing. There are three businesses within the same property which have been in the same exact use since 2014. There have been no changes made to the building areas or the site layout since. All three businesses will exist and operated as the same types being (1) Korean restaurant (2) Tea Shop and (3) Karaoke Bar. The current landlord also being the owner of the previous business, has not been aware of any significant issues with the existing number of parking spaces. Mr BBQ will only have a service bar serving beer and wine and will not require a full liquor license and will also limit the party size to not include large parties or group events. We also implement an online system where guests will not have to wait at the property until their table is ready. If ever needed the owners of the businesses and the landlord will provide valet parking as well.
- (2) We ask to waive the 75ft needed for the complying driveway throat depth to 0ft as is what is existing at this property. To be in compliance with this standard with greatly reduce the number of parking spaces that are existing. The two waivers that we are asking for are opposite to their needs. We feel that the number of parking spaces would be more beneficial of the two.

As we are not changing the business types at this property and since these businesses have been issued a special use permit in the past, we are requesting that we will be allowed these two waivers and issued a special use permit. With the experience of more than 25 years in the restaurant business and ownership, I can assure that these businesses will be responsible and attentive to the City and County's needs and concerns regarding any public and safety issues.

We appreciate your consideration for this application. Please let me know if there are any further items you need in order to complete your plan review process.

Thank you,  
Min Young (Jenny) Chai  
**Mr. BBQ**  
4240 Spring Mountain Road  
Las Vegas, NV 89102  
(714) 323-2191

11/15/22 PC AGENDA SHEET

SUPPER CLUB  
(TITLE 30)

MARYLAND PKWY/PEBBLE RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-22-0559-HIGHLAND & STERLING, LLC:**

**USE PERMIT** for on-premises consumption of alcohol (supper club and service bar) in conjunction with a restaurant within an existing commercial complex on a portion of 9.0 acres in a C-1 (Local Business) Zone.

Generally located on the east side of Maryland Parkway and the north side of Pebble Road within Paradise. MN/sd/syp (For possible action)

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RELATED INFORMATION:

**APN:**  
177-14-410-016 ptn

**LAND USE PLAN:**  
WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

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

- Site Address: 8716 S. Maryland Parkway Ste 120-130
- Site Acreage: 9 (portion)
- Project Type: On-site consumption of alcohol (supper club)
- Square Feet: 3,906 (lease area)
- Parking Required/Provided: 385/661

Site Plans

The plans show a proposed supper club with a service bar in conjunction with a restaurant (Delhi Indian Cuisine) within an existing commercial complex zoned C-1 and C-P in the northeast portion of the complex. The building and lease area are located within the C-1 zoned portion of the parcel, located on the west side of the site, centrally located along the Maryland Parkway street frontage. Access to the site is from both Maryland Parkway and Pebble Road. The proposed use does not require any additional parking requirements than what currently exists at the site.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The plans depict an existing 1 story building with stucco siding, decorative tile, sconces roofing.

Floor Plans

The plans depict a 3,906 square foot lease area with area designated for dining, bar area and area for kitchen, office storage, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed supper club use is consistent with the immediate area and will provide economic activity to the retail center with a mix of uses that cater to many visitors. In addition, single family residences are over 200 feet away and buffered by Maryland Parkway and other buildings.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-22-900148	Water kiosk	Approved by ZA	April 2022
WS-21-0103	Alternative parking lot landscaping, alternative driveway geometrics; design review for restaurant with drive-thru and alternative landscaping for the pad site to the west of the proposed supper club	Approved by BCC	May 2021
ADR-19-900499	Smog kiosk	Approved by ZA	August 2021
UC-0359-17	Recreational facility	Approved by PC	June 2017
UC-0438-15	Service bar with restaurant	Approved by PC	August 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Compact Neighborhood	R-3	Undeveloped & multiple family residential
South	Corridor Mixed-Use	C-2	Retail
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

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

Staff finds that the use is appropriate since there should be no negative impacts to the surrounding area. The proposed use is consistent with the existing and adjacent uses and the supper club should not negatively impact the surrounding area. The supper club will place no additional demands on the site in terms of required parking, landscaping, or design features; therefore, staff can support these requests.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

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

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

- No comment.

#### **Fire Prevention Bureau**

- No comment.

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

- 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:** HH & KA, LLC

**CONTACT:** HOFLAND AND TOMSHECK, 228 S. 4TH STREET, LAS VEGAS, NV 89101

DRAFT





# LAND USE APPLICATION

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	<b>PROPERTY OWNER</b> NAME: <u>Highland and Sterling, LLC.</u> ADDRESS: <u>606 S. Olive Street, Suite 600</u> CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90014</u> TELEPHONE: <u>213-683-8000</u> CELL: _____ E-MAIL: _____
	<b>APPLICANT</b> NAME: <u>HH &amp; KA, LLC, d/b/a Delhi Indian Cuisine</u> ADDRESS: <u>8810 S Maryland Parkway, Ste 125</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>(702) 472-7703</u> CELL: <u>(702) 860-1485</u> E-MAIL: <u>delhilasvegas@gmail.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: <u>Hofland and Tomscheck/ Meredith Simmons, Esq.</u> ADDRESS: <u>228 S. Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702) 895-6760</u> CELL: <u>(702) 521-9293</u> E-MAIL: <u>msimmons@hoflandlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-14-410-016

PROPERTY ADDRESS and/or CROSS STREETS: 8810 S. Maryland Parkway, Suite 120-130, Las Vegas, NV 89123

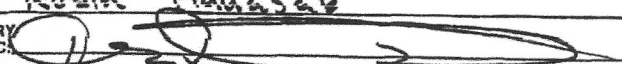
PROJECT DESCRIPTION: Retail and Office Development / SUP for On-site Consumption of Alcohol with Service Bar

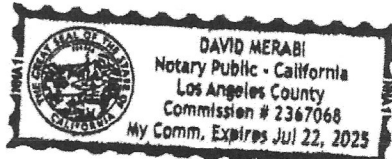
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

  
 Property Owner (Signature)\*      Robin Hanasab  
 Property Owner (Print)

STATE OF California  
COUNTY OF Los Angeles

SUBSCRIBED AND SWORN BEFORE ME ON November 10, 2021 (DATE)

By Robin Hanasab  
NOTARY PUBLIC 



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

see 15-0438 7

June 22, 2022

Via Electronic Submission

Ms. Nancy Amundsen  
CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Parkway, 1<sup>st</sup> Floor  
Las Vegas, Nevada, 89106

UC-22-0559

Re: Justification Letter for SUP for Supper Club with On-site Consumption  
of Alcohol and Service Bar  
HH & KA, LLC, d/b/a DELHI INDIAN CUISINE  
8810 S. Maryland Parkway, Ste. 125, Las Vegas, Nevada 89123  
APN: 177-14-410-016/C-1 Zoning

Director Amundsen:

Please allow this correspondence to serve as the above-named Applicant's Justification Letter pursuant to Title 30.44.010, in support of said Applicant's application for a Special Use Permit for Onsite Consumption of Alcohol at Supperclub, with Service Bar, for the commercial real property premises located at 8810 S. Maryland Parkway, Ste. 125, Las Vegas, Nevada 89123. The proposed use is compatible with existing land uses on the same property and on surrounding properties and the subject site is physically suitable for the type of intended use proposed, as it is located within a 14.2-acre existing office and retail development, with a C-1 zoning; and it is not within 200 feet of a residential use zoned area. All proposed use will be limited to indoor use, and the applicant entity will not be used a live music venue.

**Project Description**

As per the plans provided herewith, the proposed commercial real property premise is situated within the existing 14.2-acre office and retail development located on the northeast corner of Maryland Parkway and Pebble Road, with C-2 and C-P zoning. The proposed commercial real property premises consists of a 3,906 square foot retail space, with 1,800 square feet designated for public dining and banquet use,

800 square feet designated for bar, with service bar, and 1,300 square feet designated for kitchen and office use, without public access. A similar use, with a service bar, twice previously existed at this location, within this suite, with no known impacts or adverse effect to the immediate area.

Because the proposed commercial real property premises is situated within the existing 14.2-acre office and retail development, onsite adequate parking exists for both staff and patrons, as the minimum requirement of 96 spaces has been met. No reduction of parking requirements is being sought by Applicant, as part of this application. Additionally, the proposed premises building maintains a professional appearance in accordance with Title 30 and it is in full compliance with all regulations concerning signage, landscaping, lighting and all other matters pertaining to the building's exterior appearance.

Although the commercial real property premises is designated as commercial use C-1 zoning, the proposed commercial real property premises maintains the minimum separation distances from residential zoned areas, as it is not situated within 200 feet of any residential use areas and all property lines are surrounded by arterial streets. The proposed real property premises fronts Maryland Parkway, which is an arterial street that provides a transitional space between the nearest single family residential area, none of which face the office and retail development, or the proposed use premises. Albeit there is an existing single-family residence 300 feet to the east, this residence is completely buffered and visually obscured from the proposed commercial real property premises for intended use.

Based upon the foregoing, Applicant believes that the proposed intended use as a Supper Club with Service Bar, is consistent with the standards and purposes enumerated in Title 30; and likewise, will further encourage the development of a diversified economic base in the local community, through the creation of new jobs and the generation of tax revenue.

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Thank you for time and attention to this correspondence and pending Application. Please feel free to contact me if you have any questions and/or concerns relative to this matter.

Sincerely,

HOFLAND AND TOMSHECK

Meredith Simmons, Esq.  
Associate Attorney

cc: Client

11/15/22 PC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

SUNSET RD/CAMERON ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-22-0536-3497 BOULDER HIGHWAY, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Sunset Road located between Cameron Street and Decatur Boulevard within Paradise (description on file). MN/rk/syp (For possible action)

RELATED INFORMATION:

**APN:**  
162-31-401-019

**LAND USE PLAN:**  
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**  
**Project Description**

The plans show the vacation and abandonment of a 5 foot wide portion of the north side of Sunset Road to accommodate a detached sidewalk in conjunction with a recently approved warehouse site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-21-0362	Office/warehouse with waivers for setback, height, and throat depth	Approved by BCC	December 2021
WS-1831-05	Off-site phasing	Approved by PC	January 2006
TM-0673-05	Industrial subdivision	Approved by PC	January 2006
ZC-1552-05	Reclassified 8.4 acres to M-1 and M-D zoning	Approved by BCC	November 2005

**Surrounding Land Use**

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

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
South	Business Employment	P-F	State of Nevada office facility
East	Business Employment	M-1	Office/warehouse complex

**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 that is not necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

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

**Fire Prevention Bureau**

- No comment.

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

- No objection.

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

**APPLICANT:** AMY RENEE GRAYBILL

**CONTACT:** AMY GRAYBILL, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,  
LAS VEGAS, NV 89106

DRAFT



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-22-0536</u>	DATE FILED: <u>9-22-22</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>10-25-22</u>
		TAB/CAC: <u>Paradise</u>	
		PC MEETING DATE: <u>11-15-22</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$ 875.00</u>	<u>M-D / AE-GS</u> <u>Business Employment</u> <u>MN</u> <u>WS 21-0362</u>

<b>PROPERTY OWNER</b>	NAME: <u>3497 BOULDER HIGHWAY LLC - YAIR BEN MOSHE</u>
	ADDRESS: <u>8360 W Sahara Ave. Ste 260</u>
	CITY: <u>Las Vegas</u>
	TELEPHONE: <u>702-471-1118</u>
	E-MAIL: <u>Benmoshe@MYDCompanies.com</u>
	STATE: <u>NV</u> ZIP: <u>89117</u>
	CELL: <u>702-604-3928</u>

<b>APPLICANT</b>	NAME: <u>3497 BOULDER HIGHWAY LLC - YAIR BEN MOSHE</u>
	ADDRESS: <u>8360 W Sahara Ave. Ste 260</u>
	CITY: <u>Las Vegas</u>
	TELEPHONE: <u>702-471-1118</u>
	E-MAIL: <u>Benmoshe@MYDCompanies.com</u>
	STATE: <u>NV</u> ZIP: <u>89117</u>
	CELL: <u>702-604-3928</u>
	REF CONTACT ID #: _____

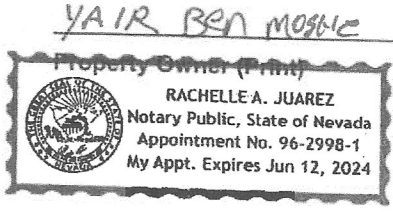
<b>CORRESPONDENT</b>	NAME: <u>RCI Engineering - Amy Graybill</u>
	ADDRESS: <u>500 South Rancho Drive Suite 17</u>
	CITY: <u>Las Vegas</u>
	TELEPHONE: <u>702-998-1777</u>
	E-MAIL: <u>agraybill@rcinevada.com</u>
	STATE: <u>NV</u> ZIP: <u>89106</u>
	CELL: _____
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-31-401-019

PROPERTY ADDRESS and/or CROSS STREETS: Sunset Road & Cameron Street

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

Property Owner (Signature)\* \_\_\_\_\_  
 STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 8/3/22 (DATE)  
 By Yair Ben Moshe  
 NOTARY PUBLIC: Rachelle A. Juarez



\*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.





August 3, 2022

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

**RE: Vacation Application Justification Letter  
Sunset and Cameron - by 3497 Boulder Highway, LLC**

This letter is prepared in support of a vacation and abandonment of Public Right of Way for the Sunset and Cameron project, located on the northwest corner of Sunset Road and Cameron Street (APN 162-31-401-019). The proposed development consists of a single 37,280± square foot warehouse.

The included application will serve to vacate 5' of the existing Sunset 60' wide right-of-way for the northern half of Sunset that was granted per document 20030423:00859.

The vacation is being requested to meet Clark County Title 30 requirements of Chapter 30.52.030 a.) 1.) K.) for a detached sidewalk. The detached sidewalk was required per WS-21-0362 approved on January 3, 2022.

Your favorable consideration of this matter is greatly appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 998-2103.

Sincerely,

**RCI** Engineering

A handwritten signature in black ink, appearing to read 'John Land', is written over the printed name.

John Land, P.E.  
Principal

A handwritten mark, possibly a stylized '8' or a signature, is located in the bottom right corner of the page.

11/16/22 BCC AGENDA SHEET

MEDIUM MANUFACTURING  
(TITLE 30)

NEVSO DR/FIDUS DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-22-0537-ALBERS MONTE & LUCIA LIVING TR & ALBERS MONTE & LUCIA CO-TRS:**

**USE PERMIT** to allow a medium manufacturing facility.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback to a non-industrial use on 0.4 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the west side of Fidus Drive, 100 feet south of Nevso Drive, within Paradise. MN/sd/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

162-19-112-005

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the separation from a medium manufacturing use to a non-industrial use to 560 feet where 600 feet is required per Table 30.44-1 (a 7% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4225 Fidus Drive, Suite 208
- Site Acreage: 0.4
- Project Type: Medium manufacturing (hemp extraction)
- Number of Stories: 2
- Building Height (feet): 22
- Square Feet: 593
- Parking Required/Provided: 52/53

**Site Plans**

The plans depict an existing office warehouse building with access to the site from Fidus Drive and from Nevso Drive. The existing property has cross access with those existing office/warehouse properties to the north and south. Commercial development is to the north of

the site, fronting on Flamingo Road. The proposed use is to process hemp products that do not include THC byproducts for the wholesale sales of CBD products. The applicant will utilize a suite within the existing complex with chemicals that are necessary for processing hemp into CBD oils, and as such require a use permit. The chemicals and quantities used will not exceed those allowed by Nevada Revised Statutes.

#### Landscaping

Landscaping is not a part of this application. Existing landscaping consists of a 5 foot wide landscape area along Nevso Drive with groundcover, palm trees, and additional landscape islands within the parking areas.

#### Elevations

The plans show a 2 story building constructed of stucco, with a pitched tile roof and parapet walls. A second story balcony provides entrance to the lease spaces on the second floor. Overhead roll-up doors exist on the east elevation of the existing office/warehouse facility.

#### Floor Plans

The plans depict a 593 square foot open warehouse with 2 office areas.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant states that this request is to process hemp products for CBD oil and other related products and do not contain any amount of THC more than 0.3 percent. Atlas Alchemy has a current Hemp Handler Certificate from the State of Nevada, Department of Agriculture. The business model requires crushing or grinding raw hemp for the removal of all oil components including terpenes, flavonoids, and cannabinoids. The chemical process involves usage of Co2 extraction using frozen Co2, which is non-flammable.

Processes to extract oils and other compounds are done under a professional vent hood with a 900 cubic feet per minute fan. Other chemicals used include alcohols (hydrocarbons) and coconut oil. No Butane or Ether or any similar explosive materials will be used. Any flammable compounds are removed with a closed recovery system with minimal heat and no flame source. The equipment involves a low heat (hot plate) device, distilling pot, and water condenser. The applicant also states that extra fire safety precautions will be present including personal safety equipment. The finished oil products and all other extractions will meet product packaging standards (FDA safe) and food grade level safety and sanitation measures.

Approximately 10 gallons to 20 gallons of hydrocarbons, including alcohols of up to 99 percent, will be stored on-site in a proper 1 millimeter cabinet, marked as flammable materials, and will be locked. A maximum of 6 gallons of the necessary chemicals will be in use for any single extraction. These products will be marketed to retail stores, supplemental stores, medical clinics, veterinary clinics, wholesale (online), and trade shows.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0410-16	Retail sales (mattress store) as a principal use	Approved by PC	August 2016
UC-0213-14	Place of worship	Approved by PC	June 2014
ADR-0527-06	Motion picture studio	Approved By ZA	May 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Entertainment Mixed-Use	M-1	Office/warehouse facilities

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**Use Permit and Waiver of Development Standards

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.

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 medium manufacturing use is compatible with the approved zoning in this area that is designated for manufacturing and industrial uses. Based on the business model, and the safety and storage precautions the applicant will take with regards to chemicals, staff finds there will not be any negative impacts to the surrounding neighborhood. While there is commercial zoning within the area, existing industrial uses buffer the medium manufacturing use from the commercial uses to the north; therefore, staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that this is not approval for future businesses/uses and future businesses/uses may require additional land use approval; the installation and use of cooling systems that consumptively use water are prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 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: JASON GRENINGER**

**CONTACT: JASON GRENINGER, ATLAS ALCHEMY LLC, 7644 CERTITUDE AVE,  
LAS VEGAS, NV 89131**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> <b>USE PERMIT (UC)</b>  <input type="checkbox"/> VARIANCE (VC)  <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>	APP. NUMBER: <u>UC-27-0537</u> DATE FILED: <u>9/20/22</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>10/25/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/16/22</u> FEE: <u>\$675</u>
	<b>PROPERTY OWNER</b>	NAME: <u>Albers Monte &amp; Lucia Living TR and Albers Monte &amp; Lucia CO-TRS</u> ADDRESS: <u>PO BOX 458</u> CITY: <u>BRENTWOOD</u> STATE: <u>CA</u> ZIP: <u>94513-0458</u> TELEPHONE: <u>925-234-1733</u> CELL: <u>925-234-1733</u> E-MAIL: <u>albers9601@aol.com</u>
	<b>APPLICANT</b>	NAME: <u>Atlas Alchemy LLC - Jason Greninger</u> ADDRESS: <u>7644 Certitude Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-401-8620</u> CELL: <u>702-401-8620</u> E-MAIL: <u>Atlas@AtlasAlchemy.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>	NAME: <u>Jason Greninger</u> ADDRESS: <u>7644 Certitude Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>7024018620</u> CELL: <u>702-401-8620</u> E-MAIL: <u>Atlas@AtlasAlchemy.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-19-112-005  
 PROPERTY ADDRESS and/or CROSS STREETS: 7644 Certitude Ave  
 PROJECT DESCRIPTION: Clark County CBD Business

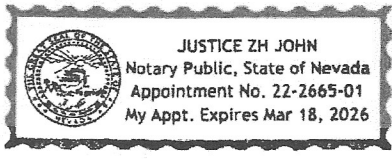
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Jason Greninger      Jason Greninger  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7-1-2022 (DATE)  
 By Justice ZH John

NOTARY PUBLIC: Justice John



9

\*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.



Jason Greninger  
[Atlas@AtlasAlchemy.com](mailto:Atlas@AtlasAlchemy.com)  
702-401-8620

May 24, 2022

Clark County Comprehensive Planning  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, Nevada, 89106

RE: Justification Letter for Land Use Application with a Special Use Permit

To whom it may concern,

Atlas Alchemy LLC is requesting a special use permit for the purpose of operating with a Clark County CBD Business License in an existing building located at 4225 Fidus Drive, Suite # 208 - APN: 162-19-112-005. Site is zoned M-1. All products created are less than 0.3% THC.

Thank you in advance for you time and consideration. Should you have any questions please feel free to contact me.

Sincerely,

/Jason Greninger/

Jason Greninger

A handwritten signature in black ink that reads 'Jason Greninger'. The signature is written in a cursive, flowing style.

11/16/22 BCC AGENDA SHEET

PUBLIC FACILITY  
(TITLE 30)

HARMON AVE/POLARIS AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ZC-22-0524-COUNTY OF CLARK:**

**ZONE CHANGE** to reclassify 2.0 acres from an M-1 (Light Manufacturing) Zone to a P-F (Public Facility) Zone.

**DESIGN REVIEW** for a proposed pump house in conjunction with an existing warehouse development.

Generally located 310 feet north of Harmon Avenue and 350 west of Polaris Avenue within Paradise. MN/sd/syp (For possible action)

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RELATED INFORMATION:

**APN:**  
162-20-212-003

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3550 W. Harmon Avenue
- Site Acreage: 2
- Project Type: Pump house
- Square Feet: 582 (pump house)
- Parking Required/Provided: 50

**Site Plans**

The plans depict an existing warehouse on 2 acres that is currently zoned M-1 and owned by Clark County. The warehouse is used by the County for storage and the pump house is necessary due to a required high pile storage permit. The pump house is located in the southwest portion of the site, approximately 5 feet from the right of way for the overpass from Harmon Avenue to Valley View Boulevard. Fifty parking spaces are located on the south side of the building and in the southwest portion of the site, near the proposed pump house.

**Landscaping**

Landscaping is not a part of this application request.



Elevations & Floor Plan

The plans depict a 582 square foot pump house, 10 feet in height with a metal exterior and red enamel paint.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the need for a pump house arose in response to requirements for the high pile storage permit necessary for Clark County Fire Department to utilize their warehouse space and store several emergency supplies obtained both in response to Covid 19 relief efforts, and as part of their everyday operating needs. As a result, the applicant is requesting a zone change from M-1 to P-F zoning, which will allow more flexibility within an already challenging site that will benefit both our Public Works and Fire Department's moving forward.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0760-01	Vacated and abandoned easements	Approved by PC	August 2001
TM-0195-01	Commercial subdivision	Approved by PC	July 2001
DR-0687-96	2 story 45,000 square foot warehouse	Approved by PC	May 1996
ZC-0848-95	Reclassified to M-1 zoning for an office/warehouse	Approved by BCC	June 1995

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Entertainment Mixed-Use	M-1	Warehouse & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Zone Change

The proposed reclassification of this site to a P-F zone from an existing M-1 zone is a conforming zone change. The proposed use of the existing warehouse for use by both Clark County Public Works and Clark County Fire Department for storage of materials is consistent and compatible with approved and planned land uses on the abutting parcels to the east and west of the site.

The purpose of this zoning district is to allow for the location and development of public buildings, structures, and accessory uses. A Public Facilities use on this site will allow for the County to provide critical amenities to the community and in this case includes emergency supplies for Covid 19 relief and other storage of materials. As a result, the proposed P-F zoning is appropriate at this location.

Design Review

The P-F zoning allows flexibility within the development standards and as such waivers of development standards are not required. The proposed accessory pump house location, height, scale, and materials of the building will not adversely affect the adjacent land use. Although it is located within the standard 10 foot setback from the right-of-way, the right-of-way is part of the elevated on-ramp constructed for the Harmon Avenue/Valley View Boulevard overpass. The design of the accessory pump house for this site is functional, orderly and will not adversely affect adjacent uses or internal circulation of the site; 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:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DANIELLE VICKERMAN

**CONTACT:** BRIAN J MILLER ARCHITECT LLC, 9661 BELLA CITTA ST, LAS VEGAS,  
NV 89178

DRAFT



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR)  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>2C-22-0524</u> DATE FILED: <u>9/14/22</u> PLANNER ASSIGNED: <u>P SUD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>10/25/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/16/22</u> FEE: <u>\$0</u> County Applicant
	<b>PROPERTY OWNER</b>  NAME: <u>County of Clark, Department of Real Property Management</u> ADDRESS: <u>500 S Grand Central Parkway, 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-2907</u> CELL: <u>702-455-2907</u> E-MAIL: <u>lisak@clarkcountynv.gov</u>
	<b>APPLICANT</b>  NAME: <u>County of Clark Department of Real Property Management - Danielle Vickerman</u> ADDRESS: <u>500 S. Grand Central 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-2310</u> CELL: <u>702-401-7051</u> E-MAIL: <u>danielle.vickerman@clarkcountynv.gov</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Brian J. Miller, AIA</u> ADDRESS: <u>9661 Bella Cita St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: <u>702-235-6168</u> CELL: _____ E-MAIL: <u>brian.miller@miller-archlv.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-20-212-003

PROPERTY ADDRESS and/or CROSS STREETS: 3550 W Harmon Ave.

PROJECT DESCRIPTION: Rezone parcel from M-1 to PF. Waver of development standards to allow installation of new pump house within 20' of ROW

(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.

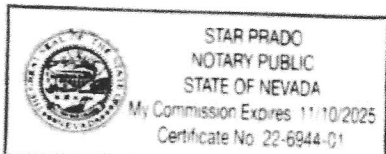
[Signature]  
Property Owner (Signature)\*

Lisa Kremer  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON MAY 16, 2022 (DATE)

By LISA KREMER  
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.

May 3, 2022

20-22-0504

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

RE: Brandy Warehouse TI  
3550 W Harmon Ave – 100  
Las Vegas, NV. 89103

This letter of justification is to request a design review which includes a waiver of standards for installation of a new fire pump house within the ROW setback along West Harmon Ave., and a zone change from M-1 to PF at 3550 W Harmon Ave., Las Vegas, NV 89103 (162-20-212-003). The proposed pump house will serve the Brandy Warehouse which currently houses Clark County's Public Works Department on the East end & Clark County's Fire Department on the West.

The need for a pump house arose in response to requirements for the high pile storage permit necessary for Clark County Fire Department to utilize their warehouse space and store a number of emergency supplies obtained both in response to Covid 19 relief efforts, and as part of their everyday operating needs.

The current warehouse was built in 1995/1996 as part of a 2-phase development that included central parking & loading zones and (4) additional warehouse / commercial buildings. In 2019 plans for the second phase of development were put to rest when Clark County introduced their plans to install a new overpass located on what was once the adjoining parcel designed to house additional warehouse and parking. Upon completion of roadway construction, a single warehouse, now commonly referred to as the "Brandy Warehouse" was to remain along with a small awkwardly shaped portion of land, turned asphalt parking lot, along the South end. The parking that remained on site is shy of the current requirement for current zoning and use of the space. Today that same 1.97-acre parcel remains, along with the original 44,428 square foot warehouse. Due to extremely limited site space, a desire to not eliminate any additional parking stalls, and the requirement for a 50' setback from the building before an additional fire rated structure would be required, we are requesting that a waiver of ROW setback development standards be granted allowing us to place the pump house 5'-0" from the ROW.

In addition to the waiver of standards allowing the pump house to be installed along the South edge of our parcel inside the existing chain-link fence line we are requesting a re-zoning from M-1 to PF. This site is owned by Clark County and is used by two of County's departments for government use which we feel justifies the zoning change. A zoning change from M-1 to PF will allow more flexibility

brian <sup>ti</sup>  
joseph  
Miller architect llc

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within an already challenging site that will benefit both our Public Works & Fire Department's moving forward.

Should you have any questions please contact me at 702.235.6168.

Kindly,

By: *Brian J Miller* 5.3.2022  
Brian J Miller, AIA Date

10

OFFICE/WAREHOUSE  
(TITLE 30)

SUNSET RD/SURREY ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-22-0543-HARTWELL NEVADA PROPERTIES LLC:**

**ZONE CHANGE** to reclassify 2.4 acres from a C-2 (General Commercial) (AE-70) Zone to an M-D (Designed Manufacturing) (AE-70) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce landscaping width.

**DESIGN REVIEWS** for the following: 1) office warehouse complex; and 2) finished grade.

Generally located on the south side of Sunset Road and the east side of Surrey Street within Paradise (description on file). JG/lm/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-02-501-035

**DESIGN REVIEWS:**

1. Office warehouse complex.
2. Increase finished grade to a maximum of 3.5 feet where 3 feet is the standard per Section 30.34.040 (a 16.6% increase).

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce landscaping width to 12.5 feet along an arterial street (Sunset Road) where 15 feet of landscaping is required behind existing attached sidewalk per Section 30.64.030 (a 16.6% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.4
- Project Type: Office/warehouse
- Number of Stories: 2
- Building Height (feet): 34
- Square Feet: 6,680 to 7,930

- Parking Required/Provided: 65/75

Site Plan

The applicant is requesting a conforming zone change from C-2 to M-D zoning for an office warehouse complex consisting of 6 buildings. Access to the site is provided from 1 proposed commercial driveway along Sunset Road and an existing shared commercial driveway along Surrey Street. The buildings are set back a minimum of 20 feet from Sunset Road, the east property line, and Surrey Street. The complex requires 65 parking spaces where 75 parking spaces are provided which are evenly distributed throughout the site with buildings 5 and 6 having gated outside storage yards. Bicycle parking is provided along Surrey Street. Pedestrian access walkways are provided on the north side of buildings 3 and 5 along Sunset Road and throughout the development. Each building is provided a separate trash enclosure which is located over 50 feet from the residential property to the east.

Landscaping

The street landscaping consists of a varying width landscape area along Sunset Road and Surrey Street. The landscape area along Sunset Road varies in width from 12.5 feet to over 20 feet with an average of 15 feet of landscape area provided along the street frontage. Street landscaping along Surrey Street is provided with over 20 feet of landscaping. A 20 foot wide intensive landscape area is provided along the east property line in conjunction with a 5 foot wide existing drainage easement. Parking lot landscaping is provided around the buildings and along all parking areas. Materials include Blue Leaf Wattle, Blue Palo Verde, Shoestring Acacia, with accent Date Palms at the corner of Sunset Road and Surrey Street.

Elevations

The plans depict 6 buildings with a proposed overall height of 34 feet. Exterior materials include painted CMU and painted corrugated metal panels. Roll-up doors face the interior of the development.

Floor Plans

The buildings range in size from 6,680 square feet to 7,930 square feet with each building having a mezzanine level.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the requested zoning conforms to the Master Plan. Additional intensive landscaping width is provided along the east property line and an average of 15 feet of landscaping is provided along Sunset Road.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-0860-07	Allowed commercial access to a minor residential collector street with design review for a motel	Approved by PC	October 2007



**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0990-01	Reclassified to C-2 for a hotel and restaurants	Approved by BCC	September 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Harry Reid International Airport
South	Business Employment	C-2	Motel
East	Business Employment	R-4	Multiple family residential
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**

**Current Planning**

Zone Change

This request conforms to the Paradise Land Use Plan and complies with all applicable goals and policies for this type of development. The proposed zoning district is within the allowable range of intensity designated on the Land Use Plan. Staff can support the requested change in zoning.

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.

Although staff finds the reduction in the street landscaping to be a self-imposed hardship, the landscaping along Sunset Road has an average width of 15 feet. All other landscaping standards are provided to meet or exceed standards throughout the site. The proposed reduction in landscaping is minimal; staff supports the request.

Design Review #1

The overall proposed design of the development is satisfactory to the development standards. An intense landscape buffer is provided on the east side of the lot, to help mitigate any negative impacts to the adjacent multiple family. Staff can support the design of the proposed project with the recording of a perpetual cross access, ingress/egress easements with the property to the south for the shared driveway on Surrey Street.

## **Public Works - Development Review**

### Design Review #2

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.

### **Department of Aviation**

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

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

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Recording a perpetual cross-access, ingress/egress easements with the property to the south for the shared driveway on Surrey Street;
- Landscaping along the east property to be planted in accordance with Figure 30.64-12;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waiver of development standards and design reviews must commence within 2 years of approval date or they will expire.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance.
- 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 Nevada Department of Transportation (NDOT) permits may be required.

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

### **Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking

#0091-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

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

DRAFT



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR)  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ZC/WS/DR 22-0543</u> DATE FILED: <u>9/26/2022</u> PLANNER ASSIGNED: <u>WJN</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>10/25/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/16/2022</u> FEE: <u>\$</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Hartwell Nevada Properties, LLC c/o Robert Pavloff</u> ADDRESS: <u>8275 S. Eastern Ave. Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>Ochoa Development- Mike Ochoa</u> ADDRESS: <u>901 N. Green Valley Pkwy Suite 130</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-444-4795</u> CELL: <u>702-292-9213</u> E-MAIL: <u>michael@wdcnevada.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>LAS Consulting</u> ADDRESS: <u>1930 Village Center Circle Bldg 3-577</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____      CELL: <u>702-499-6469</u> E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>

ASSESSOR'S PARCEL NUMBER(S): 177-02-501-035  
 PROPERTY ADDRESS and/or CROSS STREETS: Southeast corner of Sunset and Surrey  
 PROJECT DESCRIPTION: Rezone from C-2 to M-D for office warehouse

(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]      GREGORY PAVLOFF  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF California  
 COUNTY OF Los Angeles  
 SUBSCRIBED AND SWORN BEFORE ME ON 5/11/2022 (DATE)  
 By Gregory Pavloff  
 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 Consulting, Inc.  
1930 Village Center Circle, Bldg 3, Suite 577  
Las Vegas, NV 89134  
(702) 499-6469-cell.  
(702) 946-0857-fax

20-22-0543

September 10, 2022

Ms. Lorna Phegley, Senior Planner  
Clark County Current Planning  
500 Grand Central Parkway  
Las Vegas, NV 89106

RE: Conforming zone change Justification letter- APR-22-100748

Dear Ms. Phegley:

Please accept this letter as our request for a conforming zone change and design review.

Please accept this letter as our request for a nonconforming zone change and design review.

**Project Description:**

**Existing Zoning:** General Commercial (C-2) A-E 70

**Proposed Zoning:** Designed Manufacturing (M-D) A-E-

70 Master Plan Designation: Business Employment  
(BE)

**Applications Requested:**

- A zone change from C-2 to M-D.
- A design review for the building and site design.
- A design review as a public hearing for grade at 3.5 feet above existing grade.
- A waiver to reduce landscaping.

**Subject Property:**

The subject parcel is 2.46 acres located on the southeast corner Sunset Rd and Surrey St.

This request is to rezone the property from C-2 zoning to M-D. The property is planned for Business Employment and that makes the request conforming.

//

**Surrounding area**

Sunset Road borders the property on the north, across Sunset is Harry Reid International Airport, zoned Public Facility (P-F). To the east, the property is zoned R-4, with a develop apartment complex. To the south is zoned C-2, and a developed La Quinta Inn. Across Surrey Street to the west, is a warehouse built in 2001 and zoned M- D, A-E 70.

**Proposed Project:**

This proposed project consists of six office/warehouse buildings. They range in size from 6600 square feet up to 7900 square feet, for a total of 34,600 square feet. Each building has a mezzanine, they range in size from 1200 square feet up to 1800 square feet. Each building is 34 feet in height, including the parapet roof that screens the mechanical, for a total of 10,000 square feet. The buildings are tan in color, with white parapet with blue metal accent treatments with a red metal accent panel on the roof. There are store front windows on the fronts, and a roll up door and man door into the warehouse area.

Access is provided via an access drive/fire lane from Sunset and from Surrey St. Sixty-Seven parking spaces are required and 75 spaces are provided. There are four bicycle spaces provided. There is landscaping within the parking lot and around the perimeter of the site. Twenty-four-inch box evergreen trees, 20 feet on center, are placed adjacent to the apartments to the east. Due to the requirement for the building pads to be 18 inches above the grade, and for the project to drain to the street, we need to request the maximum grade at 3.5 feet. We provided 12'-6" wide landscaping at the narrow point, while other locations, we have 20' of landscaping and hardscape, so on average, we are above 15' landscape requirement.

We believe this request to be an asset to the area and we respectfully request your approval.

Yours truly,

*Lucy Stewart*

Lucy Stewart