



## Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

October 26, 2021

7:00pm

### AGENDA

**Note:**

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

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

Secretary: Maureen Helm, 702-606-0747, [mhelmtab@gmail.com](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

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 12, 2021. (For possible action)
- IV. Approval of the Agenda for October 26, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

1. **UC-21-0552-NICOLA LVP, LP:**  
**USE PERMIT** to allow a minor training facility within an existing office warehouse building on 2.0 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the southeast corner of Ali Baba Lane and Valley View Boulevard within Paradise. MN/jor/jo (For possible action) **PC 11/16/21**

2. **WS-21-0565-TORNADO MECHANICAL, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; and 2) driveway design standards.  
**DESIGN REVIEW** for an office building on 0.4 acres in an Office and Professional (C-P) Zone within the Russell Road Corridor. Generally located on the north side Russell Road, approximately 810 feet east of Pecos Road within Paradise. JG/sd/jo (For possible action) **PC 11/16/21**

3. **DR-21-0566-MGP LESSOR, LLC:**  
**DESIGN REVIEW** for modifications to an approved comprehensive sign package in conjunction with a resort hotel (Park MGM) on 20.8 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the north side of Park Avenue (private street) and the west side of Las Vegas Boulevard South within Paradise. JG/jor/jo (For possible action) **BCC 11/17/21**

4. **ET-21-400157 (UC-19-0624)-S. VALLEY VIEW TWAIN, LLC:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) multiple family residential development; 2) increased density; and 3) an accessory commercial use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased height; 2) reduced parking; 3) allow modified driveway design standards; 4) reduced driveway separation; and 5) reduced commercial driveway radius.  
**DESIGN REVIEW** for a multiple family residential development on 6.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Highland Drive between Polaris Avenue and Morgan Cashmans Way within Paradise. JJ/jor/jo  
(For possible action) **BCC 11/17/21**

- VII. General Business
  
- 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 9, 2021.
  
- X. Adjournment.

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



## Paradise Town Advisory Board

October 12, 2021

### MINUTES

---

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

---

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

Jazmine Harris; Planning, Blanca Vazquez; Town Liaison

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

II. Public Comment:  
**None**

III. Approval of September 28, 2021 Minutes

**Moved by: Haywood**

**Action: Approve as submitted**

**Vote: 5-0 Unanimous**

Approval of Agenda for September 14, 2021

**Moved by: Philipp**

**Action: Approve with the hold of items # 10 and # 11**

**Vote: 5-0 Unanimous**

IV. Informational Items (For Discussion only)  
**None**

V. Planning & Zoning

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

**HOLDOVER USE PERMIT FOURTH APPLICATION FOR REVIEW** of an existing massage establishment located within an existing retail center on 0.7 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue, 750 feet west of Spencer Street within Paradise. JG/sd/jo (For possible action) **BCC 10/6/21**

**MOVED BY-Wardlaw**

**APPROVE- Subject to staff conditions**

**VOTE: 5-0 Unanimous**

2. **UC-21-0479-BRE/HC LAS VEGAS PPTY HOLDING:**

**USE PERMITS** for the following: 1) outdoor dining, drinking and cooking; and 2) on-premises consumption of alcohol (supper club) in conjunction with an existing shopping center on 3.2 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the northeast corner of Howard Hughes Parkway and Flamingo Road within Paradise. TS/bb/jo (For possible action) **PC 10/19/21**

**MOVED BY-Philipp**

**APPROVE- Subject to staff conditions**

**VOTE: 5-0 Unanimous**

3. **DR-21-0516-AG PROPERTY DEVELOPMENT, LLC:**

**DESIGN REVIEW** for a proposed retail and restaurant building with a drive-thru in conjunction with an approved shopping center on a portion of 6.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard, 300 feet west of Maryland Parkway within Paradise. MN/sd/jo (for possible action) **PC 11/2/21**

**MOVED BY-Wardlaw**

**APPROVE- Subject to staff conditions**

**VOTE: 5-0 Unanimous**

4. **UC-21-0498-AUTO HOUSE, LLC:**

**USE PERMITS** for the following: 1) reduced separation of a proposed vehicle repair facility; and 2) reduced separation of a proposed vehicle maintenance facility in conjunction with an existing commercial building on 1.0 acre in a C-2 (General Commercial) Zone within the Midtown Maryland Parkway Overlay District. Generally located on the north side of Tropicana Avenue, 590 feet west of Spencer Street within Paradise. JG/jor/jd (For possible action) **PC 11/2/21**

**MOVED BY-Philipp**

**APPROVE- Subject to staff conditions**

**Added condition**

- 2 year review as a public hearing

**VOTE: 5-0 Unanimous**

5. **UC-21-0518-SUHADOLNIK FAMILY TRUST:**  
**USE PERMITS** for 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; **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/nr/jd (For possible action) **PC 11/2/21**

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

6. **UC-21-0529-PACIFIC PLACE SITE LLC:**  
**USE PERMIT** for retail sales as a principal use within an existing office/warehouse complex on 3.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Spring Mountain Road, 310 feet east of Polaris Avenue within Paradise. JJ/bb/jd (For possible action) **PC 11/2/21**

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

7. **VS-21-0485-COUNTY OF CLARK (LV CONV AUTH):**  
**VACATE AND ABANDON** easement of interest to Clark County located between Sierra Vista Drive and Desert Inn Road, and between University Center Drive and Paradise Road within Paradise (description on file). TS/lm/jo (For possible action) **PC 11/2/21**

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

8. **WS-21-0501-HYLAND DELBERT EARL & SANDRA M:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northeast side of Oakleigh Willow Way, 475 feet east of Topaz Street within Paradise. JG/jt/jd (For possible action) **PC 11/2/21**

**MOVED BY-Philipp**  
**DENY**  
**VOTE: 5-0 Unanimous**

9. **ET-21-400151 (NZC-19-0167)-OZ OPTICS HOLDINGS, INC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 3.8 acres from an R-E (Rural Estates Residential) (AE-65) Zone and a P-F (Public Facility) (AE-65) Zone to an M-1 (Light Manufacturing) (AE-65) Zone.  
**USE PERMITS** for the following: **1)** bathhouse; **2)** health club; and **3)** retail.  
**DESIGN REVIEWS** for the following: **1)** bathhouse/health club facility; and **2)** alternative landscaping. Generally located on the northeast corner of Decatur Boulevard and Patrick Lane (alignment) within Paradise (description on file). MN/bb/jd (For possible action) **BCC 11/3/21**

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

10. **ZC-21-0455-PARADISE 12, LLC:**  
**ZONE CHANGES** for the following: **1)** reclassify 0.4 acres from an H-1 (Limited Resort and Apartment) (AE-60) Zone to a C-1 (Local Business) (AE-60) Zone; and **2)** reclassify 11.7 acres from an H-1 (Limited Resort and Apartment) (AE-60) Zone to an R-V-P (Recreational Vehicle Park) (AE-60) Zone.  
**USE PERMITS** for the following: **1)** supper club; and **2)** increase the distance of sanitary facilities from each recreational vehicle site.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase sign height; and **2)** increase sign area.  
**DESIGN REVIEWS** for the following: **1)** a recreational vehicle park with accessory supper club; and **2)** signage on 12.1 acres. Generally located on the west side of Paradise Road, 550 feet south of Flamingo Road within Paradise (description on file). JG/jt/jo (For possible action)  
**BCC 11/3/21**

**Held per applicant. No return date**

11. **TM-21-500135-PARADISE 12, LLC:**  
**TENTATIVE MAP** consisting of 1 lot and common lots on 12.1 acres in a C-1 (Local Business) (AE-60) Zone and a R-V-P (Recreational Vehicle Park) (AE-60) Zone. Generally located on the west side of Paradise Road, 550 feet south of Flamingo Road within Paradise. JG/jt/jo (For possible action)  
**BCC 11/3/21**

**Held per applicant. No return date**

12. **UC-21-0482-CITYCENTER HARMON HOTEL HOLDINGS:**  
**USE PERMITS** for the following: **1)** reduce sign separation; and **2)** all deviations as shown per plans on file.  
**DEVIATIONS** for all other deviations as shown per plans on file.  
**DESIGN REVIEWS** for the following: **1)** comprehensive sign package; **2)** increase wall sign area; and **3)** increase animated sign area on a portion of 61.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/jt/jd (For possible action)  
**BCC 11/3/21**

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

13. **UC-21-0517-MORALLY, JOHN P. REVOCABLE TRUST ETAL & MORALLY, JOHN P. TRS:**  
**USE PERMITS** for the following: **1)** multiple family residential development; **2)** increase density; **3)** on-premises consumption of alcohol; **4)** restaurants; **5)** retail sales and services; **6)** personal services; and **7)** financial services.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; **2)** increase building height; **3)** reduce parking; **4)** allow tandem parking spaces; **5)** landscaping; **6)** non-standard improvements within rights-of-way; and **7)** alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** multiple family residential development with commercial components; and **2)** finished grade on 2.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Harmon Avenue and Aldebaran Avenue within Paradise. MN/al/jo (For possible action)  
**BCC 11/3/21**

**MOVED BY-Wardlaw**  
**APPROVE- Subject to IF approved staff conditions**  
**VOTE: 5-0 Unanimous**

14. **UC-21-0527-PEPPER LANE HOLDINGS, LLC:**  
**USE PERMIT** to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building on 0.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Pepper Lane, 461 feet west of Pecos Road within Paradise. JG/jor/jd (For possible action) **BCC 11/3/21**

**MOVED BY-Wardlaw**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-1 Philipp opposed**

15. **UC-21-0542-STONEGATE INVESTMENTS 2016:**  
**USE PERMIT** for a cannabis establishment (distributor) in conjunction with a previously approved cannabis facility on 0.7 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the south side of Ponderosa Way, 1,100 feet west of Valley View Boulevard within Paradise. MN/jvm/xx (For possible action) **BCC 11/3/21**

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

16. **ZC-21-0519-DPIF2 NV 7 SUNSET ROAD, LLC:**  
**ZONE CHANGE** to reclassify 0.6 acres from an R-E (Rural Estates Residential) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.  
**DESIGN REVIEW** for the expansion of a parking lot in conjunction with a distribution center on a portion of 9.6 acres. Generally located on the south side of Sunset Road and the west side of Surrey Street within Paradise. JG/sd/jd (For possible action) **BCC 11/3/21**

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

- VI. General Business (for possible action)  
**None**
- VII. Public Comment  
**None**
- VIII. Next Meeting Date  
**The next regular meeting will be October 26, 2021**
- IX. Adjournment  
**The meeting was adjourned at 8:30 p.m.**



11/16/21 PC AGENDA SHEET

MINOR TRAINING FACILITY  
(TITLE 30)

ALI BABA LN/VALLEY VIEW BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0552-NICOLA LVP, LP:**

**USE PERMIT** to allow a minor training facility within an existing office warehouse building on 2.0 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District.

Generally located on the southeast corner of Ali Baba Lane and Valley View Boulevard within Paradise. MN/jor/jo (For possible action)

---

RELATED INFORMATION:

APN:  
162-29-203-001

LAND USE PLAN:  
WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5230 S. Valley View Boulevard
- Site Acreage: 2
- Project Type: Minor training facility
- Number of Stories: 1
- Square Feet: 5,144 (Suite F)/32,842 (office/warehouse building)
- Parking Required/Provided: 47/50

Site Plan

The site plan depicts an existing office warehouse building located on the southeast corner of Ali Baba Lane and Valley View Boulevard. Access to the site is located along the west property line (Valley View Boulevard), and there is a second driveway on the northeast corner of the site which leads to the rear of the building. Fifty parking spaces are located on the western half of the subject parcel. The applicant is proposing a minor training facility within Suite F which is located on the southern end of the building. The minor training facility will offer mixed martial art classes to the community.

Landscaping

Landscaping is located within an existing landscape planter along the north and west property lines. The landscape planter includes groundcover, trees, and shrubs. Landscape finger islands

with shrubs and trees are also existing on-site. No new additional landscaping is required or proposed with this application.

Elevations

The submitted photos depict a 1 story office warehouse building with a parapet style roof. The stucco walls include various tones of grey, and there are aluminum storefront and window systems for each lease space.

Floor Plan

The submitted floor plan includes a training area, office, lobby area, and a restroom. The overall area of the lease space is 5,144 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant's justification letter, the applicant is offering mixed martial arts training with small private classes which offer boxing, wrestling, and Jiu Jitsu to clientele. The proposed business hours are Monday thru Friday from 6:00 p.m. to 8:30 p.m. The proposed lease space will reduce overhead costs while improving business margins and still provide excellent training courses.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VC-0567-94	Brewery establishment - expired	Approved by PC	May 1994

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & South	Commercial Tourist	M-1	Office warehouse buildings
West	Industrial	M-1	Office warehouse buildings

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff does not object to the applicant's request. The proposed minor training facility is operating at a time where the existing businesses within the office warehouse building will be closed. There is

ample parking on-site, and the proposed minor training facility will not negatively impact the surrounding businesses; therefore, staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

**Building Department - Fire Prevention**

- 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:** GRIGOR AMBARYAN

**CONTACT:** GRIGOR AMBARYAN, FREESTYLE MARTIAL ARTS, 3650 SPRING WILLOW COURT, LAS VEGAS, NV 89147



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

PLANNER COPY

<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) <b>WAIVER OF DEVELOPMENT STANDARDS (WS)</b> <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>UC-21-0552</u> DATE FILED: <u>9/23/21</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>10/26/21</u> PC MEETING DATE: <u>11/16/21</u> BCC MEETING DATE: _____ FEE: <u>\$175</u>
	<b>PROPERTY OWNER</b> NAME: <u>Nicola LVP LP</u> ADDRESS: <u>90 Gatski Commercial Real Estate Services</u> CITY: <u>Las Vegas,</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-221-8226</u> CELL: <u>702-232-2581</u> E-MAIL: <u>alicia@gatskicommercial.com</u>
	<b>APPLICANT</b> NAME: <u>Freestyle Martial Arts LLC</u> ADDRESS: <u>5230 S. Valley view ste. F</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(323) 481-7678</u> CELL: <u>(323) 481-7678</u> E-MAIL: <u>info@freestylmartial.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: <u>Grigor Ambaryan</u> ADDRESS: <u>6576 Kinmount Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(323) 481-7678</u> CELL: <u>(323) 481-7678</u> E-MAIL: <u>gwork0@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 16229203001

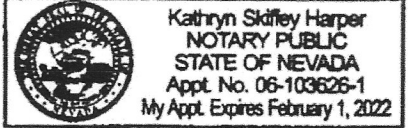
PROPERTY ADDRESS and/or CROSS STREETS: 5230 S Valley view BLVD Las Vegas NV 89118

PROJECT DESCRIPTION: Seeking sup for MMA gym to operate in M-1 zoned building & parking variance

(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.

Alicia Russo agent for Nicola LVP LP      Alicia Russo  
 Property Owner (Signature)      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 8/20/2021 (DATE)  
 By Alicia Russo  
 NOTARY PUBLIC: D. Harper



\*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.

Business Name - Freestyle MMA  
Owner - Grigor Ambaryan

UC-21-0552

Subject Property  
5230 S. Valley View Blvd Suite F  
Las Vegas, Nevada 89118

PLANNER  
COPY

To Whom It May Concern,

I operate a boutique mixed martial arts facility that offers small private classes (boxing, wrestling, Jiu Jitsu) to clientele. I am currently located at 5693 S Jones Blvd Suite 103, Las Vegas, NV 89118. I signed a lease for a 5,144 space at the location listed above. The lease is contingent on me being able to secure a special use permit to comply with zoning laws.

**Reasoning for wanting to move this location:**

This location allows me to lease space at a lower cost per square foot. The overhead at my current retail location is high due to the storefront nature of the location. This location will allow me to reduce my overhead will greatly improve my business margins.

**Justification for Special Use Permit**

Several gyms in the valley are using this strategy which are listed below. These businesses with similar uses have been able to locate in an M-1 or MD zoned building.

Wand Fight Team  
Address - 3061 BUSINESS LN  
Parcel - 16220210008  
Zoning- Light Manufacturing (M-1)

My business hours are 6pm-  
8:30pm, Monday thru Friday.

Fit Club Las Vegas  
Address - 4525 W. Hacienda W-2  
Parcel-16230312001  
Zoning- Light Manufacturing (M-1)

Parking:  
47 Required  
50 Provided on-site

Las Vegas Barbell  
Address - 4020 W Ali Baba Ln C  
Parcel-16230601017  
Zoning-Light Manufacturing (M-1)

Allowing my business to operating in an M-1 zoned area will not cause substantial adverse effects on public facilities and services, such as roads, access, schools, parks, fire and police facilities, stormwater and drainage facilities.

Sincerely,  
Gokor Ambaryan

11/16/21 PC AGENDA SHEET

OFFICE  
(TITLE 30)

RUSSELL RD/PECOS RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-21-0565-TORNADO MECHANICAL, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; and 2) driveway design standards.

**DESIGN REVIEW** for an office building on 0.4 acres in an Office and Professional (C-P) Zone within the Russell Road Corridor.

Generally located on the north side Russell Road, approximately 810 feet east of Pecos Road within Paradise. JG/sd/jo (For possible action)

---

RELATED INFORMATION:

**APN:**  
161-30-401-006

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase building height to 24 feet where 21 feet is permitted per Table 30.48.460 (a 14% increase).
2. Reduce the commercial driveway approach radius to 20 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 20% reduction).

**LAND USE PLAN:**  
WINCHESTER/PARADISE - OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3560 E. Russell Road
- Site Acreage: 0.4
- Project Type: Office building
- Building Height (feet): 24
- Square Feet: 4,787
- Parking Required/Provided:12/12

**Site Plans**

The plans depict a proposed office building along Russell Road within the Russell Road Corridor (Eastern Avenue to Mountain Vista Street). The proposed office will be approximately 4,787

square feet and will be located within the southwest portion of the parcel. Parking is shown along the eastern and a portion of the western property lines, and an intense landscape area is depicted along the northern property line for buffering to residential uses to the north. Access to the site is from Russell Road. The properties to the east and west along Russell Road all have the same lot size with conversions to office uses. A security gate will be locked during non-business hours.

Landscaping

The plans depict landscape areas along Russell Road at 10 feet wide, and along the north property line a 10 foot wide intense landscape buffer. Landscaping is shown along portions of the eastern property line. Landscaping will consist of trees, shrubs, and groundcover. The remaining interior areas of the site show landscaping distributed throughout the parking lot and around portions of the building footprints.

Elevations

The plans depict a proposed office building that is 24 feet in height with a flat roofline and parapet walls. The exterior will be made of stucco and corrugated metal siding with decorative reveals and colors.

Floor Plans

The plans depict an office building with various rooms for office use, conference room, closet and restroom, storage and kitchen/breakroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The proposed building would be approximately 5,000 square feet complementing the neighboring commercial buildings and occupying a now vacant piece of land. The residential homeowners are aware of the plans to develop and have included a letter saying as much. They are excited to have the lot occupied and secured, as it has been a gathering spot for transients and vagrants. The building will serve as office space for day-to-day operations as well as storage space necessary to house extra furniture and over-sized equipment used to maintain and run rental properties.

Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & South	Rural Neighborhood Preservation	R-E	Single family residences
East & West	Office Professional	C-P	Office buildings

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

The applicant is requesting a modest increase in building height to 24 feet, where 21 feet is allowed. This increase in building height is to allow for varying rooflines for enhanced building features and is not for a habitable area. The building elevations are substantially enhanced with architectural detailing and treatments that make for a more interesting street scene and streetscape; therefore, staff does not anticipate any adverse impacts from the increased height and can support this waiver.

#### Design Review

Staff finds the design and layout of the office building are harmonious and compatible with the existing developments in the area. Staff finds that the buildings comply with Urban Specific Policy 19 of the Comprehensive Master Plan which encourages breaking-up the mass of the buildings through height variations and Urban Specific Policy 7 which encourages land uses that are complementary and are of similar scale and intensity with the surrounding area.

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

#### Waiver of Development Standards #2

Staff finds the request to reduce the back of curb radius on both the ingress and egress sides of the driveway to be a self-imposed hardship. The purpose of the minimum standard is to allow the smooth flow of traffic into the site and to allow exiting traffic to safely transition from the site to the street. Since the site is adjacent to Russell Road, an arterial street, compliance with the standard is of utmost importance to ensure that those wishing to use the driveway can do so safely. Another safety issue is the striped "no parking" area adjacent to the driveway. The applicant is proposing this striped area so that the minimum throat depth can be met. However, unless that area is a curbed landscape planter, there is nothing that will prevent drivers from parking in that area, which, when combined with the reduced radius, creates a more dangerous situation that may result in vehicle collisions. Therefore, staff cannot support this request.

#### **Staff Recommendation**

Approval of waiver of development standards #1 and the design review; 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.



## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

If approved:

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

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

- Drainage study and compliance;
- Coordinate with Public Works - Design Division for the Russell Road improvement project;
- Dedicate any right-of-way and easements necessary for the Russell Road improvement project;
- 30 days to submit a Separate Document to the Map Team for any required right-of-way dedications and any corresponding easements for the Russell Road improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Russell Road improvement project.
- Applicant is advised that off-site improvement permits may be required.

### **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 #0374-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: LAYNE JOHNSON**

**CONTACT: PURVIS ARCHITECTS, 2545 QUAIL WOOD CT., HENDERSON, NV 89074**





P.O. BOX 777040  
HENDERSON, NV 89077  
702-371-6590

August 25, 2021

Clark County Department of Building and Fire Prevention  
4701 W. Russell Rd.  
Las Vegas, NV 89118

**PROJECT NUMBER: APR-21-100663**

**To whom to may concern,**

Tornado LLC proposes the following:

Develop the property located at 3560 E. Russell Rd. The proposed building would be approximately 5,000 square feet complementing the neighboring commercial buildings and occupying a now vacant piece of land. The residential homeowners are aware of the plans to developed and have included a letter saying as much (see attached). They are excited to have the lot occupied and secured as it has been a gathering spot for transients and vagrants.

The proposed building is planned to be occupied and used by Tornado LLC which has owned and managed properties in Las Vegas for over 15 years. The building will serve as office space for day-to-day operations as well as storage space necessary to house extra furniture and over-sized equipment used to maintain and run rental properties.

We are requesting a Waiver of Development standards for the 25'/15' ingress/egress radius requirement, reducing it to 20'/10' as shown on the site plan. The requested waivers are additionally supports since Russell has an escape lane on the right, so traffic will not be impeded.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,

Layne C. Johnson

Phone: (702)371-6590  
Fax: (702) 732-3386  
702layne@gmail.com

11/17/21 BCC AGENDA SHEET

SIGNAGE  
(TITLE 30)

LAS VEGAS BOULEVARD S/PARK AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-21-0566-MGP LESSOR, LLC:**

**DESIGN REVIEW** for modifications to an approved comprehensive sign package in conjunction with a resort hotel (Park MGM) on 20.8 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the north side of Park Avenue (private street) and the west side of Las Vegas Boulevard South within Paradise. JG/jor/jo (For possible action)

---

RELATED INFORMATION:

**APN:**  
162-20-716-002

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

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

- Site Address: 3770 Las Vegas Boulevard South
- Site Acreage: 20.8
- Project Type: Modifications to an approved comprehensive sign package.
- Square Feet: 2 (Sign A - projecting sign) /7.5 (Sign B - wall sign)/15 (Vinyl sticker wall sign)

**Site Plan**

The site plan depicts an existing resort hotel (Park MGM, formally the Monte Carlo), located on the west side of Las Vegas Boulevard South, and 950 feet north of Tropicana Avenue. Access to the site is provided from a private street (Park Avenue), and a shared drive aisle with the New York-New York Resort Hotel. The applicant is requesting the addition of 2 wall signs and 1 projecting sign in conjunction with the existing restaurant (The Crack Shack).

**Signage**

Sign A is a proposed projecting sign with an overall area of 2 square feet. The projecting sign will be constructed of a 4 inch deep aluminum satin black cabinet. The projecting sign is located south of the entrance to the restaurant, which faces Las Vegas Boulevard South to the east.

Sign B is a proposed wall sign with 8 inch tall painted aluminum letters which will be installed above the entryway of the restaurant which also faces east toward Las Vegas Boulevard South.

The last proposed sign is a vinyl sticker above the door of the entrance of the restaurant. The vinyl sticker (wall sign) has an overall area of 15 square feet.

The table below describes the existing and proposed signs. Details related to the exact location and area of each sign are provided on file.

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
Freestanding *	10,963	0	10,963	8,600	N/A	13	0	13
Monument	189	0	189	70***	N/A	5	0	5
Wall*	20,659	23	20,682	34,400	<1%	52	2	54
Directional	100	0	100	320	N/A	5	0	5
Projecting	277.6	2	279.6	32**	<1%	12	1	13
Hanging	1,384	0	1,384	192	N/A	15	0	15
Overall Total	33,572.6	25	33,597.6	43,614	<1%	102	3	105

\*The freestanding and wall signs also contain animation. \*\*Per tenant. \*\*\*Per Monument sign.

The details for animated signs are listed below:

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	8,304	0	8,304	150****	N/A	9	0	9

\*\*\*\* Per street frontage.

**Applicant's Justification**

The proposed signs are developed in accordance with all requirements of County Code. Furthermore, the proposed signs are modest in appearance while providing identification and clarity to the public and potential customers. The cumulative area of all 3 signs affect the comprehensive sign plan minimally since the applicant is only proposing an additional 25 square feet.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-21-900501	Façade upgrades for The Crack Shack restaurant	Approved by ZA	September 2021

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-20-0546	Project of regional significance for a monorail (people mover system), waiver to not provide a franchise agreement, and a related design review	<i>Approved / Denied</i> By BCC	October 2021
ADR-19-900744	Converted existing hotel rooms within the CityCenter Resort Hotel (Aria Tower) into a private live gaming area, and an amended parking calculation for the existing T-Mobile Arena and existing resort hotels (New York-New York, Monte Carlo, and CityCenter)	Approved by ZA	November 2019
DR-19-0647	Modified landscaping and modifications to a previously approved comprehensive sign package	Approved by BCC	October 2019
VS-19-0648	Vacated and abandoned a portion of the existing pedestrian access easement	Approved by BCC	October 2019
UC-19-0451	Amended sign plan for a projecting sign	Approved by BCC	August 2019
VS-19-0414	Vacated and abandoned pedestrian access easement (vertical height)	Approved by PC	July 2019
DR-19-0336	Amended the sign plan for Park MGM for a wall sign (The Crack Shack)	Approved by BCC	June 2019
VS-1016-17	Vacated and abandoned a pedestrian access easement for sidewalks granted to Clark County	Approved by PC	January 2018
DR-0742-17	Amended sign plan for the T-Mobile Arena to add directional and monument signs	Approved by BCC	November 2017
UC-0521-17	Rebrand of the Monte Carlo Resort Hotel to the Park MGM with building addition, modification, and an amended sign plan	Approved by BCC	August 2017
DR-0680-16	Amended sign plan for the Monte Carlo Resort Hotel	Approved by BCC	November 2016
DR-0511-16	Additions, modifications, remodel, and rebranding of a portion of an existing resort hotel (Monte Carlo)	Approved by BCC	September 2016
ADR-0362-16	Converted the Aria Theatre into additional convention space which amended the combined parking for CityCenter, New York-New York, Monte Carlo, and the T-Mobile Arena	Approved by ZA	May 2016
DR-0362-15	Addition and modifications to the Monte Carlo Resort Hotel for a theatre/concert hall	Approved by BCC	August 2015
UC-0177-15	Amended comprehensive sign plan and modifications and realignment of sidewalks/pedestrian access easements	Approved by BCC	May 2015
UC-0076-15	Temporary events in conjunction with the Monte Carlo Resort Hotel	Approved by BCC	April 2015

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0024-14	Amended a comprehensive sign plan for the Monte Carlo Resort Hotel	Approved by BCC	March 2014
UC-0749-13	Arena and events center with a parking reduction in conjunction with the New York-New York, Monte Carlo, and CityCenter Resort Hotels	Approved by BCC	January 2014
UC-0738-13	Comprehensive sign plan for the Monte Carlo Resort Hotel	Approved by BCC	December 2013
UC-0101-13	Modification to the Monte Carlo Resort Hotel including addition of new tenant spaces and redesign of the pedestrian plaza	Approved by BCC	April 2013
UC-0283-11	Tavern with an outside drinking area and outdoor live entertainment	Approved by PC	December 2011
UC-0364-09	Reduced on-site parking for 2 resort hotels (CityCenter and Monte Carlo)	Approved by BCC	July 2009

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	CityCenter Resort Hotel & CVS Pharmacy
South	Commercial Tourist	H-1	New York-New York Resort Hotel, T-Mobile Arena, & Toshiba Plaza
East	Commercial Tourist	H-1	Showcase Mall, MGM Resort Hotel, restaurants, retail shops, & Walgreens Pharmacy
West	Commercial Tourist	H-1	CityCenter Resort Hotel & I-15

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Code allows alternative sign standards for resort hotels and for uses that operate in conjunction with resort hotels that can be approved if they result in the development having a visual character which is more compatible with adjacent developments. The proposed signage is consistent in design and scale with signage for other resort hotels and uses within the Resort Corridor. This proposal complies with Urban Land Use Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses. Similar requests have been approved for other locations within the Resort Corridor. Additionally, the proposed signage complies with Urban Land Use Policy 20 which states that signage should be compatible with building styles both on-site and the surrounding developments. Therefore, staff can support this request.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

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

**APPLICANT: THE CRACK SHACK LAS VEGAS, LLC**  
**CONTACT: GMRA, 6325 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118**





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>DR-21-0566</u> DATE FILED: <u>9/29/21</u> PLANNER ASSIGNED: <u>JRZ</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>10/26/21</u> PC MEETING DATE: <u>11/16/21</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	<b>PROPERTY OWNER</b>  NAME: <u>MGP Lessor, LLC by Park MGM, LLC (Tenant)</u> ADDRESS: <u>3950 Las Vegas Boulevard, South</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-692-9622</u> CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>The Crack Shack Las Vegas, LLC (Nicole Rogers)</u> ADDRESS: <u>2321 Kettner Boulevard</u> CITY: <u>San Diego</u> STATE: <u>CA</u> ZIP: <u>92101</u> TELEPHONE: _____      CELL: _____ E-MAIL: <u>nrogers@crackshack.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>George Rogers</u> ADDRESS: <u>6325 South Jones Boulevard, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-894-5027</u> CELL: <u>702-376-9782</u> E-MAIL: <u>pac@gmralv.com</u> REF CONTACT ID #: <u>168923</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-20-716-002

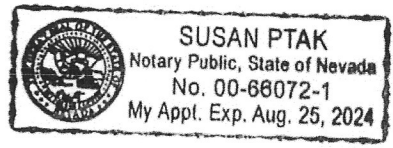
PROPERTY ADDRESS and/or CROSS STREETS: 3770 South Las Vegas Boulevard

PROJECT DESCRIPTION: new tenant signage at restaurant frontage of Park MGM

(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 Tenant (Signature)\* Jessica Cunningham  
 STATE OF Nevada  
 COUNTY OF Clark  
 Property Tenant(Print) Jessica Cunningham Authorized Representative

SUBSCRIBED AND SWORN BEFORE ME ON July 21, 2021 (DATE)  
 By Jessica Cunningham Authorized Representative  
 NOTARY PUBLIC: Susan Ptak



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



**George M. Rogers, Architect**  
Architecture ■ Interiors

**6325 S. Jones Boulevard, Suite 100**  
Las Vegas, Nevada 89118  
**(702)894-5027**  
fax **(702)894-5028**  
www.gmrarchitect.com

August 13, 2021

DR-21-0566

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

re: **APN 162-20-716-002, 3770 South Las Vegas Boulevard**  
**Letter of Justification Park MGM Signage**

To Whom It May Concern,

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

## Request

This application is submitted for **Design Review** for one (1) new internally illuminated blade sign, one (1) location with new sign letters added to the face of the existing front door awning canopy, and one (1) location with new vinyl signage appliques applied to the face of the existing storefront glazing. The project is located in an H-1 District.

## Project Description

The project includes the addition of three (3) new signs on a portion of the east façade of the Park MGM Las Vegas. One (1) new internally illuminated blade sign will increase the area of projecting signage by approximately 2 square feet. The 8" high sign letters added to the face of the existing front door awning canopy is proposed to increase the area of wall signage by approximately 7-1/2 square feet. The 28" high vinyl appliques added to the face of the existing storefront is proposed to increase the area of wall signage by approximately 15 square feet.

## Justification

This application is justified for the following reasons:

1. The project was developed in accordance with all requirements of the Ordinance.
2. The proposed wall signage meets all the requirements: a) The display surface is parallel to the supporting wall, b) it does not project more than 3' from the building, and c) it does not project beyond the end, bottom, or top of the wall to which the sign is attached.
3. The proposed blade projecting sign meets the Ordinance requirement that the visible bracing is decorative.
4. The vinyl appliques are located on the glazing above the operable storefront doors so that they don't distract the orderly circulation of pedestrians.
5. The signage is tasteful in appearance and modest while providing identification and clarity to the public.
6. The three proposed signs cumulative area is minimal, about 25 square feet, and the overall master sign plan is not significantly changed as shown on the following table

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
Freestanding *	10,963	0	10,963	8,600	N/A	13	0	13
Monument	189	0	189	70***	N/A	5	0	5
Wall *	20,659	23	20,682	34,400	<1%	52	2	54
Directional	100	0	100	320	N/A	5	0	5
Projecting	277.6	2	279.6	32**	N/A	12	1	13
Hanging	1,384	0	1,384	192	<1%	15	0	15
Overall Total	33,572.6	25	33,597.6	43,614	<1%	102	3	105

\* The freestanding and wall signs also contain animation

\*\* Per Tenant

\*\*\* Per Monument Sign

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	8,304	0	8,304	150****	N/A	9	0	9

\*\*\*\* Per Street Frontage

We look forward to your review and comments.

Very truly yours,

A handwritten signature in dark ink, appearing to read "George M. Rogers". The signature is written in a cursive style with a large initial "G" and "M".

George M. Rogers, AIA

11/17/21 BCC AGENDA SHEET

MULTIPLE FAMILY RESIDENTIAL  
(TITLE 30)

HIGHLAND DR/MORGAN CASHMANS WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400157 (UC-19-0624)-S. VALLEY VIEW TWAIN, LLC:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) multiple family residential development; 2) increased density; and 3) an accessory commercial use.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased height; 2) reduced parking; 3) allow modified driveway design standards; 4) reduced driveway separation; and 5) reduced commercial driveway radius.

**DESIGN REVIEW** for a multiple family residential development on 6.2 acres in an H-1 (Limited Resort and Apartment) Zone.

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

---

RELATED INFORMATION:

**APN:**

162-17-203-001 through 162-17-203-008

**USE PERMITS:**

1. Multiple family residential development.
2. Increase the density to 87.1 dwelling units per acre where 50 dwelling units per acre is the standard (a 74.2% increase).
3. Allow an accessory commercial use.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the building height up to 85 feet where 50 feet is the standard per Table 30.40-7 (a 70% increase).
2. Reduce on-site parking to 704 spaces where 720 spaces is the standard (a 2.2% reduction).
3.
  - a. Reduce throat depth for primary driveway along Highland Drive to 75 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 (a 50% reduction).
  - b. Reduce throat depth for primary driveway along Highland Drive to 47 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 (a 68.7% reduction).
4. Reduce the departure distance from the driveway to the intersection to 90 feet where 190 feet is required along Highland Drive per Uniform Standard Drawing 222.1 (a 52.6% reduction).
5. Reduce the commercial driveway approach radius to 10 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 60% reduction).

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3610, 3620, 3630, 3640, 3672, 3680, 3682, and 3686 Highland Drive
- Site Acreage: 6.2
- Number of Units: 435
- Density (du/ac): 87.1
- Project Type: Multiple family residential
- Number of Stories: 6
- Building Height (feet): 85
- Square Feet: 461,019 total/2,058 accessory commercial use
- Open Space Required/Provided (acres): 2.5/3.4
- Parking Required/Provided: 720/704

Site Plans

The previously approved plans show a multiple family residential development consisting of 435 residential units on 6.2 acres with a density of 87.1 dwelling units per acre. The proposed development consists of two, 6 story residential buildings. The first level consists of parking, a lobby, offices, retail store, lounges, and other amenities for the residents. The 5 stories above the first floor consist of residential units. A pool area and courtyard are located in the courtyards on the second level in the center of the 2 towers. Additional parking is located on the basement level and surface parking is located on the south side of the building. The site has access to Highland Drive and Morgan Cashmans Way. The 2 access driveways on Highland Drive do not conform to Code requirements and the access on Morgan Cashmans Way is an emergency access and gated. The applicant is requesting a first extension of time for this development.

Landscaping

A 15 foot wide landscape area with a detached sidewalk is located along Highland Drive and Morgan Cashmans Way. A 2.5 foot wide landscape area is located along the south property line with interior parking lot trees distributed throughout the site as required by Code. Additional landscaping is located adjacent to the buildings. A total of 2.5 acres of open space is provided including the courtyard/pool area, courtyards with amenities, and pedestrian landscape area adjacent to the building. Landscape materials include trees, shrubs, and groundcover.

Elevations

The plans depict a 6 story building with a flat roof and parapet walls ranging in height from 70 feet to 85 feet. The highest point is the top of the atrium dome roof. The exterior walls have a stucco finish painted various colors, fluted cast concrete walls, coronado stone veneer, and glass railings.

### Floor Plans

The project consists of 2 towers with a mixture of studio, 1, 2, and 3 bedroom units distributed on 5 stories. The first level consists of parking, a lobby, offices, a 2,058 square foot retail store, lounges, and other amenities for the residents. The 5 stories above the first floor consist of residential units and amenities for the residents. A pool area and courtyard are located in the courtyards on the second level in the center of the 2 towers. Additional parking is located on the basement level.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0624:

#### Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the Gaming Enterprise District will be removed from the site when the application commences; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Vacate the excess right-of-way on the southwest corner of the site and any other unnecessary rights-of-way and/or easements;
- Driveway on Morgan Cashmans Way to be for emergency access only.
- Applicant is advised that minimum driveway widths are measured from the lip of the gutter to the lip of the gutter.

#### Department of Aviation

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

determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

**Building Department - Fire Prevention**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

**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 #0462-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting a first extension of time to preserve the land use entitlements for the previously approved multiple family residential project. The first extension of time is warranted since the applicant is continuing to market the property. Since there have been additional commercial projects within the vicinity (Carvana and Jade Apartments), the applicant is still continuing the early development stages of the previously approved multiple family development. In addition, WS-21-0243 was previously approved on the same site for a future freestanding sign which directly affects the existing buildings and will be utilized for the multiple family residential project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-21-0243	Freestanding sign with increased height (maximum 70 feet) and animated signs	Approved by BCC	August 2021
UC-19-0624	Multiple family residential development with increased density and accessory commercial uses, waivers for increased height, reduced parking, and modified driveway standards	Approved by BCC	October 2019
ET-18-400204 (UC-0772-07)	Fifth extension of time for the resort hotel until September 5, 2020 to commence - expired	Approved by BCC	November 2018
UC-0772-07 (ET-0071-15)	Fourth extension of time for the resort hotel - until September 5, 2018 to commence - expired	Approved by BCC	October 2015
UC-0772-07 (ET-0061-13)	Third extension of time for the resort hotel - until September 5, 2015 to commence - expired	Approved by BCC	August 2013
UC-0772-07 (ET-0089-11)	Second extension of time for the resort hotel - until September 5, 2013 to commence - expired	Approved by BCC	November 2011
UC-0772-07 (ET-0244-09)	First extension of time for the resort hotel - until October 21, 2009 to commence - expired	Approved by BCC	October 2009



**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0772-07	Original application to expand the Gaming Enterprise District for a resort hotel consisting of 312 hotel rooms and 1,150 resort condominiums - expired	Approved by BCC	September 2007
ZC-1644-05	Established the H-1 zoning for the parcels and included a request for 412 residential condominiums and 885 resort condominiums with a maximum height of 569 feet	Approved by BCC	January 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Office/warehouse complex - under ROI for a resort hotel
South	Commercial Tourist	H-1	Developing hotel/timeshare
East	Commercial Tourist	M-1	Office/warehouse buildings
West	Commercial Tourist	M-1	Industrial uses

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Staff does not object to the applicant's request to extend UC-19-0624. Staff finds that the site is still in its early stages of development and an additional 2 years to commence the multiple family development and accessory commercial uses is appropriate. Additional land use approval for a freestanding sign (WS-21-0243) was approved August 2021 which is directly related to UC-19-0624. Staff supports this request.

**Public Works - Development Review**

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

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until October 2, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** S. VALLEY VIEW TWAIN, LLC

**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>UC-19-0624</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>9/29/21</u> APP. NUMBER: <u>ET-21-400157</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>PARADISE</u> ACCEPTED BY: _____      TAB/CAC MTG DATE: <u>10/26</u> TIME: <u>7pm</u> FEE: <u>\$900</u> PC MEETING DATE: _____ CHECK #: <u>ONLINE</u> BCC MEETING DATE: <u>11/17/21</u> COMMISSIONER: _____      ZONE / AE / RNP: _____ OVERLAY(S)? _____      PLANNED LAND USE: _____ PUBLIC HEARING? Y / N _____      NOTIFICATION RADIUS: _____ SIGN? Y / N _____ TRAILS? Y / N _____ PFNA? Y / N _____      LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____      COMMENCE/COMPLETE: _____
<b>PROPERTY OWNER</b>	NAME: <u>S Valley View Twain, LLC</u> ADDRESS: <u>26314 S Western Ave, #200</u> CITY: <u>Lomita</u> STATE: <u>CA</u> ZIP: <u>90717</u> TELEPHONE: <u>510-990-0297</u> CELL: <u>n/a</u> E-MAIL: <u>jason@hmvsf.com</u>	
<b>APPLICANT</b>	NAME: <u>S Valley View Twain, LLC</u> ADDRESS: <u>26314 S Western Ave, #200</u> CITY: <u>Lomita</u> STATE: <u>CA</u> ZIP: <u>90717</u> TELEPHONE: <u>510-990-0297</u> CELL: <u>n/a</u> E-MAIL: <u>jason@hmvsf.com</u> REF CONTACT ID #: <u>n/a</u>	
<b>CORRESPONDENT</b>	NAME: <u>Kaempfer Crowell - Ann Pierce</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-17-203-001 through 008  
 PROPERTY ADDRESS and/or CROSS STREETS: South side of Highland Dr between Polaris Ave and Morgan Cashmans Way  
 PROJECT DESCRIPTION: Extension of time for a multi-family project

(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)\*      Manager of S Valley View Twain, LLC  
 \_\_\_\_\_  
 Property Owner (Print)

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

PLEASE SEE ATTACHED  
 SEP 28 11:02:02 AM '21

\*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.

4

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

[aceleste@kcnvlaw.com](mailto:aceleste@kcnvlaw.com)  
702.693.4215

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 28, 2021

VIA UPLOAD

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

ET 21-400157

**Re: Revised Justification Letter – First Extension of Time for UC-19-0624**

To Whom It May Concern:

This firm represents the Applicant in the above-referenced matter. This application is a request for a first extension of time for a previously approved use permit and waivers related to a design review for a multi-family development and commercial and retail uses on approximately 6.2 acres on the northeast corner of Polaris Avenue and Highland Drive (collectively the "Property"). The Property is more particularly described as Assessor's Parcel Numbers 162-17-203-001 through 008.

By way of background, on October 2, 2019, the Board of County Commissioners approved UC-19-0624 allowing for the development of 435 multi-family units and over 37,000 square feet of commercial and retail development. In August, 2021, the BCC approved WS-21-0243 allowing for a free standing sign on the Property. The Applicant is requesting a first extension of time to preserve the entitlements. A first extension of time is appropriate as there have been other commercial (Carvana) and multi-family development (Jade Apartments) uses completed and opened within the last couple of years. The Applicant is continuing to market the property. The proposed project is compatible with the developing characteristics of the area especially as there has been a precedent set by the opening the Jade Apartments. Therefore, the Applicant respectfully requests an additional two year extension for the Project.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/