



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

November 12, 2024

7:00pm

Note:

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

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

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

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

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

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

- III. Approval of Minutes for October 29, 2024 (For possible action)
- IV. Approval of the Agenda for November 12, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
 - Applications are available until November 14th at 5:30pm for appointments by the Clark County Board of County Commissioners to serve on the Paradise town board for a two-year (2- year) term beginning January 2025.**

VI. Planning and Zoning

- 1. **ET-24-400112 (WS-18-0613)-HERRERA, ALICIA:**
WAIVER OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME to reduce the side setback for a partially constructed room addition in conjunction with an existing single-family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Firethorn Lane, 90 feet north of Buckboard Lane within Paradise. MN/tpd/kh (For possible action) **PC 12/3/24**

- 2. **PA-24-700028-CIRCUS CIRCUS LV, LLC, ET AL:**
PLAN AMENDMENT to amend the Southwest - Las Vegas Valley Transportation Map of the Clark County Master Plan, along with related text in Appendix A, from Las Vegas Blvd (200+ ft R-O-W) to Las Vegas Blvd (150+ ft R-O-W) for Las Vegas Boulevard South between Sahara Avenue and Flamingo Road within Winchester and Paradise. TS/gc (For possible action) **PC 12/3/24**

- 3. **VS-24-0565-INDIAN CREEK SOLUTIONS, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Serene Avenue located between Tamarus Street and Spencer Street within Paradise (description on file). MN/bb/kh (For possible action) **PC 12/3/24**

- 4. **UC-24-0563-INDIAN CREEK SOLUTIONS, LLC:**
USE PERMIT for a vehicle wash.
DESIGN REVIEW for a vehicle wash on 2.2 acres in a CG (Commercial General) Zone. Generally located on the north side of Serene Avenue, 330 feet west of Spencer Street within Paradise. MN/bb/kh (For possible action) **PC 12/3/24**

- 5. **WS-24-0541-TUFFANELLI AUGUSTINE 1994 TRUST ETAL & BANK WELLS FARGO NA TRS FBO SJ TUFFANELLI:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate setbacks for an existing accessory structure in conjunction with an existing single-family residence on 0.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay. Generally located on the north side of Mohigan Way at the intersection with Pima Lane within Paradise. TS/jm/kh (For possible action) **PC 12/3/24**

6. **AR-24-400115 (WS-17-1095)-VENETIAN PROPCO, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW
to reduce on-site parking for an events center/music venue/recreational facility (Sphere), the Venetian and Palazzo Resort Hotels, and the Sands Expo Center on 80.3 acres in a CR (Commercial Resort) Zone. Generally located south of Sands Avenue and on the west and east sides of Koval Lane within Paradise. TS/dd/kh (For possible action) **BCC 12/4/24**

7. **AR-24-400116 (UC-17-1096)-VENETIAN VENUE PROPCO, LLC:**
WAIVER OF DEVELOPMENT STANDARD FIRST APPLICATION FOR REVIEW to reduce on-site parking for an events center/music venue/recreational facility (Sphere), the Venetian and Palazzo Resort Hotels, and the Sands Expo Center on 18.51 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Sands Avenue, 150 feet east of Koval Lane within Paradise. TS/dd/kh (For possible action) **BCC 12/4/24**

8. **AR-24-400117 (WS-18-0218)-VENETIAN PROPCO, LLC:**
WAIVER OF DEVELOPMENT STANDARD FIRST APPLICATION FOR REVIEW to increase the time period for video or graphics display for animated signage.
DESIGN REVIEW for signage including an increase in animated sign area in conjunction with the existing Palazzo and Venetian Resort Hotels and the Sands Expo Center to a proposed events center/music venue/recreational facility (Sphere) on 80.3 acres in a CR (Commercial Resort) Zone. Generally located south of Sands Avenue and on the west and east sides of Koval Lane within Paradise. TS/dd/kh (For possible action) **BCC 12/4/24**

9. **ZC-24-0559-FRANLEN AIRPORT CENTER, LLC:**
ZONE CHANGE to reclassify 3.44 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Sunset Road and the west side of Spencer Street within Paradise (description on file). JG/lm (For possible action) **BCC 12/4/24**

10. **UC-24-0560-FRANLEN AIRPORT CENTER, LLC:**
USE PERMIT for a restaurant.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) allow an attached sidewalk; and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed industrial building on 3.44 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Sunset Road and the west side of Spencer Street within Paradise. JG/lm/kh (For possible action) **BCC 12/4/24**

11. **WS-24-0551-WJB NV, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) off-site improvements (curb, gutter, streetlights, and sidewalks); and 2) allow existing attached sidewalk on 9.04 acres in a RS20 (Residential Single-Family 20). Generally located on the south side of Russell Road and the east side of Gateway Road within Paradise. JG/bb/kh (For possible action) **BCC 12/4/24**

12. **WS-24-0566-SIERRA INVESTMENT PROPERTIES, LLC-SER CAMERO:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) Eliminate street landscaping; and 2) off-site improvements in conjunction with a proposed single-family residential subdivision on 1.25 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Camero Avenue, 440 feet west of Eastern Avenue within Paradise. MN/nai/kh (For possible action) **BCC 12/4/24**

VII. General Business (For possible action)

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

IX. Next Meeting Date: November 26, 2024.

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 29, 2024

MINUTES

Board Members: Susan Philipp-Chair-**PRESENT**
John Williams – **PRESENT**
Kimberly Swartzlander- **PRESENT**
Angelo Carvalho- **PRESENT**

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

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

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

Michael Huling; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
None

III. Approval of September 24, 2024 and October 8, 2024 Minutes

Moved by: Swartzlander
Action: Approve as submitted
Vote: 4-0 Unanimous

Approval of Agenda for October 29, 2024

Moved by: Williams
Action: Approve with changes
Vote: 4-0 Unanimous

V. Informational Items (For Discussion only)

Applications are available until November 14th at 5:30pm for appointments by the Clark County Board of County Commissioners to serve on the Paradise town board for a two-year (2-year) term beginning January 2025.

VI. Planning & Zoning

1. **ET-24-400108 (WS-23-0319)-BURGER CUSHINERY FAMILY TRUST ETAL & CUSHINERY CHARLES TRS:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce setback for an existing addition; 2) reduce setback for existing accessory buildings; and 3) reduce the building separation in conjunction with an existing single-family residence on 0.31 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the northeast corner of Rosecrest South Circle and Woodcrest Road within Paradise. TS/mh/kh (For possible action) **PC 11/19/24**

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

2. **ET-24-400109 (UC-23-0514)-CAMMARERI, ADRIENNE:**
USE PERMIT FIRST EXTENSION OF TIME to allow a service bay door to face a street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate screening for mechanical equipment; 2) parking reduction; 3) eliminate gate setback; and 4) reduce the trash enclosure setback.
DESIGN REVIEW for the expansion of an existing vehicle repair facility on 0.5 acres in an IL (Industrial Light) Zone. Generally located on the southwest corner of Wynn Road and Cannoli Circle within Paradise. MN/tpd/kh (For possible action) **PC 11/19/24**

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

3. **UC-24-0540-MD PROPERTIES, LLC & DP DRIFTWOOD, LLC:**
USE PERMIT to allow an office within an existing commercial/industrial complex on 9.39 acres in an IL (Industrial Light) Zone. Generally located on the west side of Dean Martin Drive and the north side of Ali Baba Lane within Paradise. MN/rp/kh (For possible action) **PC 11/19/24**

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

4. **SDR-24-0334-MGM RESORTS LAND HOLDINGS II, LLC**
HOLDOVER SIGN DESIGN REVIEW for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 76.63 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action) **BCC 11/20/24**

Held per applicant. Return to the January 28, 2025 Paradise TAB meeting

5. **DR-24-0335-BCORE PARADISE, LLC:**
HOLDOVER DESIGN REVIEW for an expansion and modification to an existing resort hotel (Bellagio) on 85.77 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action) **BCC 11/20/24**

Held per applicant. Return to the January 28, 2025 Paradise TAB meeting

6. **ET-24-400110 (UC-20-0493)-5051 SLV, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) expand the Gaming Enterprise District; 2) a resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures; and 5) deviations from development standards.
DEVIATIONS for the following: 1) increase the height of high-rise towers; 2) encroachment into airspace; 3) reduce setbacks; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) for non-standard improvements (landscaping) within the right-of-way; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) a resort hotel with all associated and accessory uses, structures and incidental buildings and structures; and 2) finished grade on 4.68 acres in a CR (Commercial Resort) Zone and within the Airport Environs (AE-65) Overlay. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/jm/kh (For possible action) **BCC 11/20/24**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

7. **UC-24-0319-VAN DIEPEN, RICHARD & KATHRYN:**
USE PERMIT for accessory living quarters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) reduced building separation.
DESIGN REVIEW for existing accessory structures in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Design Overlay. Generally located on the east side of Cochise Lane, 110 feet north of Geronimo Way within Paradise. TS/jm/syp (For possible action) **BCC 11/20/24**

MOVED BY-Swartzlander

APPROVE- Subject to IF approved staff conditions

VOTE: 3-0

Williams opposed

8. **WS-24-0525-SEMMATERIALS ENERGY PTNRS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; 2) allow non-decorative fencing; 3) reduce access gate setbacks; 4) off-site improvements (streetlights); 5) allow attached sidewalks; 6) eliminate throat depth; and 7) eliminate driveway back-of-curb radius.
DESIGN REVIEW for site modifications/additions in conjunction with an existing asphalt batch plant on 6.76 acres in an IL Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Valley View Boulevard and Ponderosa Way within Paradise. MN/dd/kh (For possible action) **BCC 11/20/24**

MOVED BY-Philipp

APPROVE- Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

VI. General Business (for possible action)
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be November 5, 2024

IX. Adjournment

The meeting was adjourned at 8:00 p.m.

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400112 (WS-18-0613)-HERRERA, ALICIA:

WAIVER OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME to reduce the side setback for a partially constructed room addition in conjunction with an existing single-family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the east side of Firethorn Lane, 90 feet north of Buckboard Lane within Paradise. MN/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

177-11-712-055

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side yard setback for an attached room addition to 6 feet 6 inches where 10 feet is required per Table 30.40-1 (a 35% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7812 Firethorn Lane
- Site Acreage: 0.5
- Project Type: Reduce side setback for a room addition
- Number of Stories: 1
- Building Height (feet): 12
- Square Feet: 430

History & Request

The initial staff report prepared for the original application in 2018 included a second waiver for reduced roof pitch for the room addition. This is no longer a Code requirement and is not needed with this request nor was it included in the previous extensions of time ET-22-400064 (WS-18-0613) and ET-21-400043 (WS-18-0613).

Site Plans

The original plans depict a partially constructed attached room addition on the north side of the existing single-family residence. The residence is centrally located on the site and the front of the house faces west toward Firethorn Lane. An existing block wall is shown located along the

side property lines. The addition is set back 6 feet, 6 inches from the north property line and approximately 50 feet from Firethorn Lane.

Landscaping

The approved plans show existing mature landscaping throughout the site that includes trees, shrubs, and groundcover.

Elevations

The approved plans show a 12 foot high room addition being added on the north side of the existing residence. The addition will have similar exterior materials, which includes asphalt shingles, decorative molding, and stucco finish to match the existing residence.

Floor Plans

The plans show an addition of 430 square feet. The rooms consist of a new bathroom, closet, and laundry room.

Previous Conditions of Approval

Listed below are the approved conditions for ET-22-400064 (WS-18-0613):

Current Planning

- Until May 4, 2024 to complete the building permit and inspection process.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for ET-21-400043 (WS-18-0613):

Current Planning

- Until May 4, 2022 to complete the building permit and inspection process.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for WS-18-0613:

Current Planning

- Applicant is advised that 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.

Applicant's Justification

The applicant states that they were not able to complete their building inspection because of medical and financial problems. Subsequently, they are requesting this extension of time so that the inspection can be completed.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400064 (WS-18-0613)	Second extension of time	Approved by PC	June 2022
ET-21-400043 (WS-18-0613)	First extension of time	Approved by PC	May 2021
WS-18-0613	Reduced side setback for a partially constructed room addition	Approved by PC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
East	City of Henderson	RS-6	Single-family residential

Clark County Public Response Office (CCPRO)

CE-20-11315 has been closed because of a documented change of ownership in the Assessor's records, although one change of ownership was nullified by a court order and the others involved different names related to the original and current owner. Additionally, there are still invoiced fees that need to be paid for that violation. CE-21-25443 is an active Code Enforcement case for building without permits.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The applicant submitted for building permits for the subject project (BD23-12358) and had the permit issued on July 11, 2023. Inspections was never completed, and the permit expired on January 7, 2024. However, the permit was renewed on July 30, 2024 and is awaiting inspections once again. Conversely, it has been more than 2 years since the last extension of time (ET-22-400064 (WS-18-0613)) was approved. During that time, staff indicated that there would not be support for another extension of time request. Furthermore, instead of correcting this issue that has been ongoing since 2018, the applicant constructed a new patio cover on the accessory living quarters in the rear of the property, with said living quarters converted from a detached garage and permitted (BD21-24694). The patio addition was permitted (BD22-42338) at the time of the last extension request (ET-22-400064 (WS-18-0613)). The applicant has prioritized completing other newer building permits for a new patio cover and accessory living quarters while there has been an active violation for the existing, unpermitted addition to the primary dwelling. Staff cannot support this request, since it has been more than 6 years since the original application was approved.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Until May 4, 2025 to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ALICIA HERRERA

CONTACT: ALICIA HERRERA, 7812 FIRETHORN LANE, LAS VEGAS, NV 89123

DRAFT



Department of Comprehensive Planning

Application Form

ASSESSOR PARCEL #(s): 177-11-712-055

PROPERTY ADDRESS/ CROSS STREETS: 7812 Firehorn Ln.

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of set back
time WS-18-0613

PROPERTY OWNER INFORMATION

NAME: Alicia Herrera
 ADDRESS: 7812 Firehorn Ln
 CITY: Las Vegas STATE: NV ZIP CODE: 89123
 TELEPHONE: _____ CELL: (702) 721-5343 EMAIL: cali7alicia@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Alicia Herrera
 ADDRESS: Same about
 CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
 TELEPHONE: _____ CELL: (702) 721-5343 EMAIL: cali7alicia@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Same about
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # 177293
 TELEPHONE: _____ CELL: _____ EMAIL: _____

*Correspondent will receive all communication on submitted application(s).

(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 Herrera
Property Owner (Signature)*

Alicia Herrera
Property Owner (Print)

09-23-2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|------------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input checked="" type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UIC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) ET-24-400112
 PC MEETING DATE 12/03/24
 HCC MEETING DATE _____
 TAB/CAC LOCATION Paradise

ACCEPTED BY Tyler (tpd)
 DATE 9/25/24
 FEES \$ 800.00

DATE 11/12/24

9-23 24

Alicia Herrera (WS-18-0613)

I WAS NOT able to finish one of my inspection
because I had a car accident with the accident
I had a poor health and 7 back surgeries
And had financial problems
And know I legally disable.

Thank you

Alicia Herrera

PLANNER
COPY

ET-24-40012

JL

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700028-CIRCUS CIRCUS LV, LLC, ET AL:

PLAN AMENDMENT to amend the Southwest - Las Vegas Valley Transportation Map of the Clark County Master Plan, along with related text in Appendix A, from Las Vegas Blvd (200+ ft R-O-W) to Las Vegas Blvd (150+ ft R-O-W) for Las Vegas Boulevard South between Sahara Avenue and Flamingo Road within Winchester and Paradise. TS/gc (For possible action)

RELATED INFORMATION:

APN:

List on file

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Applicant's Justification

The Board of County Commissioners (BCC) directed staff on July 17, 2024 (AG-24-900342) to initiate a Master Plan Amendment to the Southwest - Las Vegas Valley Transportation Map of the Clark County Master Plan. The Master Plan Amendment consists of amending Las Vegas Boulevard South from Sahara Avenue to Flamingo Road from "Las Vegas Blvd (200+ ft R-O-W)" to "Las Vegas Blvd (150+ ft R-O-W)" along with related text in Appendix A. The proposed amendment will align better with existing development and allow Public Works more flexibility in the design of Las Vegas Boulevard South in the area.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

Staff can support the request to reduce the right-of-way width for Las Vegas Boulevard South in the Master Plan. The proposed amendment will align better with existing development. The majority of the sites along the alignment are already developed with off-site improvements installed. The reduction in right-of-way width will still allow for additional lanes in the future. For these reasons, staff finds the request appropriate.

Public Works - Development Review

Staff can support the request to reduce the right-of-way width for Las Vegas Boulevard, with a majority of the sites already developed and improvements installed the reduction will still allow the additional lanes in the future.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 8, 2025 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

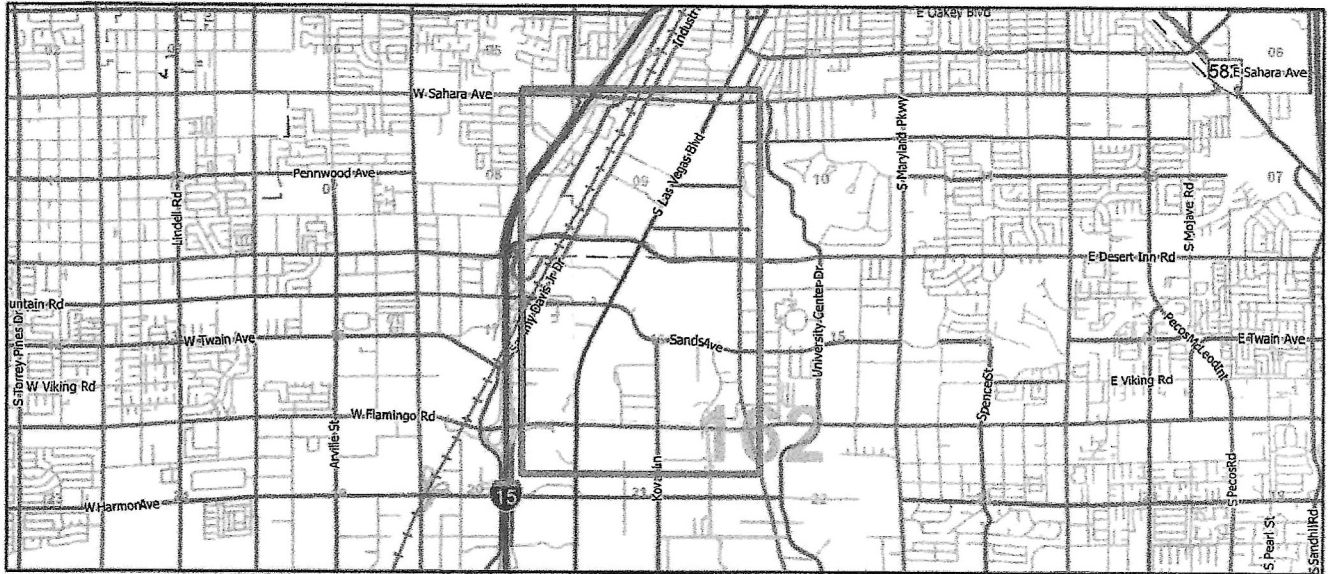
PROTEST:

APPLICANT: CLARK COUNTY COMPREHENSIVE PLANNING

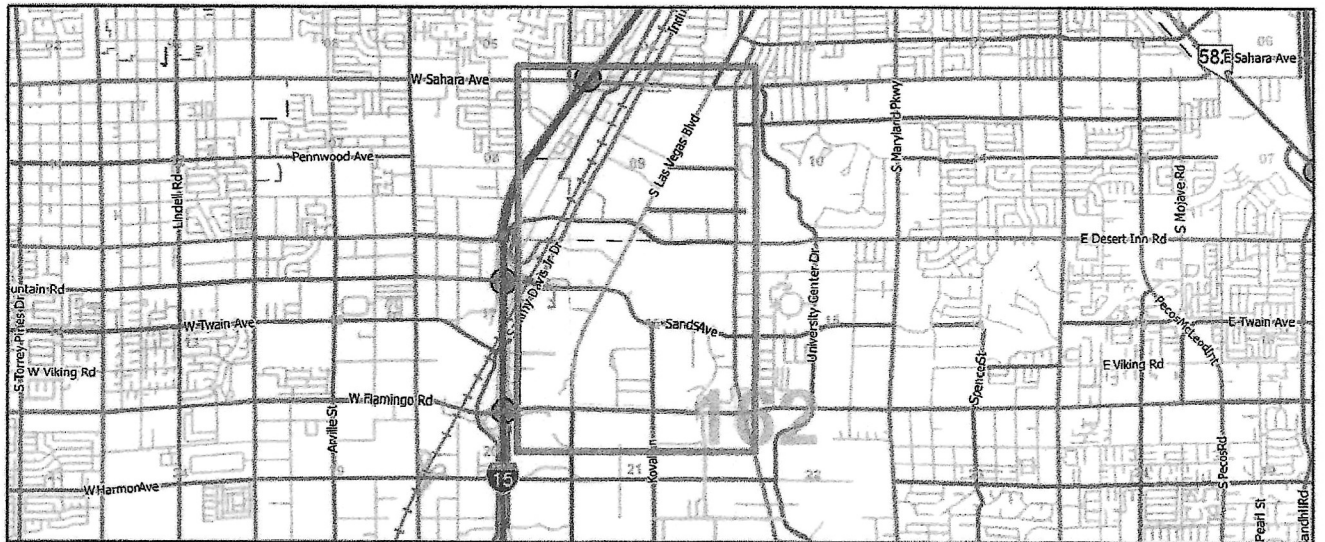
CONTACT: CLARK COUNTY COMPREHENSIVE PLANNING, 500 S. GRAND CENTRAL PARKWAY, 1ST FLOOR, LAS VEGAS, NV 89155

Transportation Plan Amendment PA-24-700028

DRAFT



Current



Requested

- Interstates/State Hwys (per NDOT)
- Beltway
- Las Vegas Blvd (200+ ft R-O-W)
- Las Vegas Blvd (150+ ft R-O-W)
- Arterials (120+ ft R-O-W)
- Arterials (100+ ft R-O-W)
- Collectors (80+ ft R-O-W)
- Collectors (60+ ft R-O-W)
- Local Street
- Railroads
- Interchanges

Winchester & Paradise Clark County, Nevada

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): See Attached List

PROPERTY ADDRESS/ CROSS STREETS: Las Vegas Boulevard South between Sahara Avenue and Flamingo Road

DETAILED SUMMARY PROJECT DESCRIPTION

Transportation Plan Amendment for Las Vegas Boulevard South between Sahara Avenue and Flamingo Road that changes the designation from Las Vegas Blvd (200+ ft R-O-W) to Las Vegas Blvd (150+ ft R-O-W), along with associated text.

PROPERTY OWNER INFORMATION

NAME: Clark County
 ADDRESS: 500 S. Grand Central Pkwy
 CITY: Las Vegas STATE: NV ZIP CODE: 89155
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Clark County Comprehensive Planning
 ADDRESS: 500 S. Grand Central Pkwy, 1st Floor
 CITY: Las Vegas STATE: NV ZIP CODE: 89155-1741 REF CONTACT ID # _____
 TELEPHONE: 702-455-4314 CELL _____ EMAIL: advancedplanning@clarkcountynv.gov

CORRESPONDENT INFORMATION (must match online record)

NAME: Greg Cerven / Clark County Comprehensive Planning
 ADDRESS: 500 S. Grand Central Pkwy, 1st Floor
 CITY: Las Vegas STATE: NV ZIP CODE: 89155-1741 REF CONTACT ID # _____
 TELEPHONE: 702-455-5671 CELL _____ EMAIL: gcerven@clarkcountynv.gov

*Correspondent will receive all communication on submitted application(s).

(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 and 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.

See attached agenda item
 Property Owner (Signature)*

See attached agenda item and NOFA
 Property Owner (Print)

10-9-24
 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input checked="" type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) PA-24-700028

ACCEPTED BY GRC

PC MEETING DATE 12-3-24

DATE 10-9-24

BCC MEETING DATE 1-8-25

FEES waived Gov't Agency

TAB/CAC LOCATION Winchester 6pm
Paradise 7pm

DATE 11-12-24

2



Department of Comprehensive Planning

500 S Grand Central Pky • Box 551741 • Las Vegas NV 89155-1741
(702) 455-4314 • Fax (702) 455-3271

Sami Real, Director

September 23, 2024

RE: Transportation Plan Amendment for Las Vegas Boulevard South from Sahara Avenue to Flamingo Road

The Board of County Commissioners (BCC) directed staff on July 17, 2024 (AG-24-900342) to initiate a Master Plan Amendment to the Southwest - Las Vegas Valley Transportation Map of the Clark County Master Plan. The Master Plan Amendment consists of amending Las Vegas Boulevard South from Sahara Avenue to Flamingo Road from "Las Vegas Blvd (200+ ft R-O-W)" to "Las Vegas Blvd (150+ ft R-O-W)" along with related text in Appendix A of the Master Plan. The proposed amendment will align better with existing development and allow Public Works more flexibility in the design of Las Vegas Boulevard South in the area.

Sincerely,

Greg Cerven, Principal Planner
Clark County Comprehensive Planning

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0565-INDIAN CREEK SOLUTIONS, LLC:

VACATE AND ABANDON a portion of a right-of-way being Serene Avenue located between Tamarus Street and Spencer Street within Paradise (description on file). MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:
177-23-208-009

LAND USE PLAN:
WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

The applicant is proposing to vacate a 5 foot wide portion of Serene Avenue for a detached sidewalk associated with the development of a vehicle wash.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0756-16	Communication tower and reduced separation distance to a communication tower - expired	Held no date	N/A
UC-0115-08	Convenience store and supper club within an approved shopping center - expired	Approved by PC	March 2008
ZC-1251-07	Reclassified the site and adjacent parcel to the east to C-1 zoning for a shopping center	Approved by BCC	November 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS20	Undeveloped
South	Public Use	RS20	Private school
East	Neighborhood Commercial	CG	Retail & restaurant
West	Neighborhood Commercial	CG	Undeveloped

Related Applications

Application Number	Request
UC-24-0563	Use permit and design review for a vehicle wash is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 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: ULTRA CLEAN INTERMEDIATE
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGS,
NV 89135

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-23-208-009

PROPERTY ADDRESS/ CROSS STREETS: 1660 E Serene Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Car Wash

PROPERTY OWNER INFORMATION

NAME: Indian Creek Solutions, LLC

ADDRESS: 939 Evening Dew Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89110

TELEPHONE: 000-000-0000

CELL: 000-000-0000

EMAIL: n/a

APPLICANT INFORMATION

NAME: Ultra Clean Intermediate, LLC

ADDRESS: 840 N Estrella Way

CITY: Goodvear

STATE: AZ

ZIP CODE: 85398

REF CONTACT ID # n/a

TELEPHONE: 000-000-0000

CELL: 000-000-0000

EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. #650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 164674

TELEPHONE: 702-792-7000

CELL: 702-792-7048

EMAIL: apierce@kcnvlaw.com

*Correspondent will receive all project communication

(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 and 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.

Carol Curtis
Property Owner (Signature)*

Carol Curtis
Property Owner (Print)

4-15-24
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input checked="" type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) VS-24-0565

ACCEPTED BY RUC

PC MEETING DATE 12-3-24

DATE 10-9-24

BCC MEETING DATE _____

TAB/CAC LOCATION PARADISE

DATE 11-12-24

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

August 29, 2024

Clark County Current Planning
500 S Grand Central Parkway
Las Vegas, Nevada 89155

Re: APN 177-23-208-009

To Whom It May Concern,

Please let this letter serve as justification for the Vacation of Public Right-of-Way along Serene Avenue as granted per Book 20020627, Instrument 00542. The vacation of right-of-way will allow the construction of the required detached sidewalks and landscaping per Section 30.04.01.7i. The subject property is located on Serene Avenue approximately 330 feet west of Spencer St. The vacant 2.2-acre site is comprised of APN 177-23-208-009.

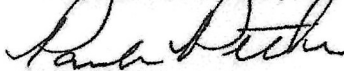
The parcel will be developed as a drive-through car wash. The property is zoned CG (Commercial General). The parcel is bordered by CG zoning to the west and east and RS20 (Residential Single Family 20) to the north and south.

This applicant is asking for the Vacation of Public Right-of-Way along Serene Avenue as a requirement of the condition to provide detached sidewalk and landscaping per Section 30.04.01.7i. The proposed detached sidewalks will match the parcel to the east and provide uniformity, beautification and pedestrian ease to the area. For these reasons, the vacation of public right-of-way is necessary for the construction of the detached sidewalks and the landscaping.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas. Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,

Baughman & Turner, Inc.


Pamela Pitcher

VS-24-0565
PLANNER COPY

12/03/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0563-INDIAN CREEK SOLUTIONS, LLC:

USE PERMIT for a vehicle wash.

DESIGN REVIEW for a vehicle wash on 2.2 acres in a CG (Commercial General) Zone.

Generally located on the north side of Serene Avenue, 330 feet west of Spencer Street within Paradise. MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

177-23-208-009

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 1660 E. Serene Avenue
- Site Acreage: 2.2
- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 32 vehicle wash/15 vacuum building
- Square Feet: 4,563 car wash/276 vacuum building
- Parking Required/Provided: 15/16
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts a vehicle wash facility on the north side of Serene Avenue, approximately 330 feet west of Spencer Street. The driveway is located at the southeast corner of the property with cross access provided to the adjacent commercial property to the east. No cross access is provided to the undeveloped commercial property west of this site. The interior drive aisle follows the east property line to the north and loops east to west before entering the vehicle wash in the center part of the property. The payment kiosks are 70 feet from the north property line, and the vehicle wash building is 135 feet from the north property line. The 14 foot wide driveway north of the vehicle wash building, transitions from a single lane into 3 lanes for payment prior to entering the east side of the wash building. Vehicles exit the wash building into a 1 way drive aisle with 27 vacuum parking spaces at a 60-degree orientation, before exiting the southeast corner of the property. Four bicycle parking spaces are provided at the east end of the vehicle wash building with shade and an electric charging facility. A trash enclosure is shown

adjacent to the east property line on the north side of the cross-access drive aisle. A loading zone is shown on the south side of the vehicle wash building at the west side of the vacuum spaces. An existing overhead powerline is located along the south property line.

Landscaping

The plan depicts a 39.5 foot wide landscape area behind the detached sidewalk and 5 feet of landscaping between the sidewalk and back of curb along Serene Avenue. A 15 foot wide buffer landscape area is provided adjacent to the north property line that is adjacent to the undeveloped property that is planned for public uses. An additional 45 foot wide landscape area separates the looping driveway on the north side of the vehicle wash building. Additional landscaping is located along the west property line and parking areas on the east side of the property, including landscape islands.

Elevations

The vehicle wash building is oriented east and west with wash bays facing east and west. A small roll-up door is shown on the south elevation of the vehicle wash building for access to the equipment room. The vehicle wash building will be approximately 32 feet high and the small vacuum building is approximately 15 feet in height.

Floor Plans

The plan depicts a vehicle wash tunnel building, office space, storage space, equipment room, restroom, and customer waiting room with access from the east that does not face the front of the property as required and is the subject of a design review request. A small vacuum mechanical building is located at the west end of the vehicle wash building on the west side of the vacuum parking spaces.

Applicant's Justification

The applicant states the vehicle wash is compatible with the commercial retail property on the east side of this parcel at the northwest corner of Serene Avenue and Spencer Street. The plan includes a 15 foot wide landscape buffer with 33 large trees on the north property line adjacent to undeveloped School Board of Trustees property that is planned for Public Use in the future. The property west of the vehicle wash is undeveloped commercial zoned property that is planned for Neighborhood Commercial uses compatible with this development.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0756-16	Communication tower and reduced separation distance to a communication tower - expired	Held no date	N/A
UC-0115-08	Convenience store and supper club within an approved shopping center - expired	Approved by PC	March 2008
ZC-1251-07	Reclassified the site and adjacent parcel to the east to C-1 zoning for a shopping center	Approved by BCC	November 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS20	Undeveloped
South	Public Use	RS20	Private school
East	Neighborhood Commercial	CG	Retail & restaurant
West	Neighborhood Commercial	CG	Undeveloped

Related Applications

Application Number	Request
VS-24-0565	Right-of-way vacation for a detached sidewalk is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis
Comprehensive Planning**

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The separation distance from the north property line is less than 200 feet, but that property is undeveloped and planned as Public Use, and a 15 foot wide landscape buffer is proposed. The vehicle wash is compatible with the commercial use east of this site. However, since staff cannot support the design review, staff cannot support the use permit request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The plan does not include cross access to the west where future commercial development is planned and anticipated. This property is over 2 acres in size and provides plenty of space for cross access to be included in the design. Master Plan Policy 6.1.4 encourages compact and efficient development patterns to maximize the use of available infrastructure and land while considering community compatibility. The plan does not meet the intent of Master Plan Policy

1.3.3 that encourages integration of daily-needs services for neighborhoods. Cross access to the west is needed for compatible and efficient commercial development and safety to and from future development. Master Plan Policy 4.2.4 supports limiting driveway frequencies along arterial and collector streets. This includes limiting the use of primary driveways to access adjacent property by installing cross access drive aisles between properties. The proposed roll-up overhead door faces south when required to be interior facing and is not buffered by screening or landscaping. Staff cannot support the design review.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 #0395-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ULTRA CLEAN INTERMEDIATE
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGS,
NV 89135

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-23-208-009

PROPERTY ADDRESS/ CROSS STREETS: 1660 E. Serene Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Car Wash

PROPERTY OWNER INFORMATION

NAME: Indian Creek Solutions, LLC

ADDRESS: 939 Evening Dew Drive

CITY: Las Vegas

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: n/a

STATE: NV

ZIP CODE: 89110

APPLICANT INFORMATION

NAME: Ultra Clean Intermediate, LLC

ADDRESS: 840 N Estrella Way

CITY: Goodyear

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: n/a

STATE: AZ

ZIP CODE: 85338

REF CONTACT ID # n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. #650

CITY: Las Vegas

TELEPHONE: 702-792-7000

CELL 702-792-7048

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 164674

EMAIL: apierce@kcnvlaw.com

*Correspondent will receive all project communication

(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.

Carol Curtis
Property Owner (Signature)*

Carol Curtis
Property Owner (Print)

4-15-24
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input checked="" type="checkbox"/> UC	<input checked="" type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) UC-24-0563

ACCEPTED BY RR

PC MEETING DATE 12-3-24

DATE 10-9-24

BCC MEETING DATE _____

TAB/CAC LOCATION PARADISE

DATE 11-12-24

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

September 25, 2024

VIA ONLINE SUBMITTAL

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

UC-24-0563
PLANNER.COM

Re: Justification Letter – Ultra Clean Car Wash – APN: 177-23-208-009

To Whom It May Concern:

This office represents Ultra Clean Intermediate, LLC (the “Applicant”) in regards to a property located west of the intersection of Serene Avenue and Spencer Street, more particularly described as Assessor’s Parcel Number: 177-23-28-009. The Site is approximately 2.2 acres. It is planned Neighborhood Commercial (NC) and within the Commercial General (CG) zoning district. The Applicant requests a Design Review and a Special Use Permit as it relates to a proposed drive-thru car wash.

To the north of the Site is vacant land owned by the School Board of Trustees, zoned RS20 and planned PU. To the east is a commercial shopping center, similarly planned NC and within the CG zoning district. To the south, across Serene Avenue, is Challenger School which is planned PU and zoned RS20 and single family homes planned Low Intensity Suburban Neighborhood and zoned RS20. To the west, is vacant land similarly planned NC and zoned CG.

Design Review

The proposed car wash has a total building area of 4,839 SF. The carwash building is 4,563 square feet and the vacuum building is 276 square feet. The carwash building is 30 feet in height. The vacuum building is 14-feet 2 inches in height. The maximum allowed height is 50 feet. The Site fronts onto Serene Avenue and provides one main ingress/egress point from Serene Avenue on the eastern portion of the Site. From the access point, the main drive aisle is 24’-0” wide. The main drive aisle funnels vehicles north and around to the west into a single-car drive-thru lane that is 14’-0” wide. The drive-thru then loops around to the east and separates into three lanes with a pay station. This 3-lane aisle transitions into a single-vehicle lane from which each vehicle will enter the “Car Wash Building” at once.

The single lane continues through the building to the west until it loops around to the east once more to twenty-six (26) vacuum spaces each with mounted vacuum equipment and covered by a fabric canopy. Additional parking is provided along the eastern property line. The Site provides 15 parking spaces where 15 spaces are required. One accessible van space and one

4

loading space is provided and not included in the 15 total parking spaces. Further, 4 bicycle parking spaces are provided where 4 are required. An existing 8'-0" CMU wall lines the northern property line.

The Applicant is also requesting a design review to not provide cross access to the west per Section 30.04.05G.6. Based on the overall design of the project and restrictions to the layout based on the car wash use, cross access is not possible to the west. The Applicant is, however, providing cross access to the east. Typically, there is a lot of on-site circulation of vehicles for car washes, and multiple cross access points can become a traffic safety concern. Restricting cross access to the east only will allow for customers to safely circulate through the car wash tunnel and vacuum areas without cross traffic interference.

The Applicant is also requesting a design review to allow a roll-up door to face the right-of-way per Section 30.04.05.G.6. There is a small roll-up door located on the south side of the building to access the equipment room. However, it is unlikely this door will be visible from the right-of-way as it will be significantly buffered by the vacuum bays and almost 40-feet of landscaping along Serene Avenue.

The final design review request to not provide the customer entrance facing the right-of-way as required by Title 30.04.05(G)(3(i)). In order to accommodate the vehicle stacking, the Site cannot be designed to have front entrance face the right-of-way.

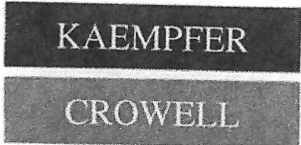
The Applicant is providing ample landscaping on the Site. There is a 15'-0" wide landscaping buffer along the northern property line comprised of thirty-four 24-inch box trees planted 20' on center. There is additional landscaping along the western and southern property lines as well as in between the drive aisles comprised of various shrubs and decorative rock. Ten (10) street trees are provided along Serene Avenue where ten (10) are required.

The following sustainability measures are contemplated within the Site:

- Water efficient planting (1pt);
- Electric bicycling (1pt);
- Cool roofs provided for low sloped roof (2.12) (1pt) ;
- Building oriented within 30 of true east-west and flat to the south (1pt);
- Provides shaded walkways for at least 60% of all building facades adjacent or facing streets, drive aisle and parking areas (1);
- Shade structures/awnings in front of windows and doors (1 pt) ; and
- Non-residential ventilation provided with floor to ceiling heights of 11 feet (1pt) .

Special Use Permits for vehicle wash and Waiver for vehicle wash drive thru

A "vehicle wash" is permitted in CG with conditions. The Applicant requests Special Use Permits to allow the car wash to be 135 feet 9 inches where a separation of 200 feet is required per the Residential Adjacency standards in 30.04.06. Similarly, the Applicant is requesting a waiver



to reduce the drive thru for the car wash to be 75 feet 7 inches from the existing parcel to the north where a separation of 200 feet is required per the Residential Adjacency standards in 30.04.06. However, the Applicant believes the car wash is adequate distance from northern property line. As designed, it is currently separated by a double row of 24" box trees in the 15-foot landscape buffer behind the 6-foot block wall. Further, within the 135 feet 9 inch foot and 75 foot 7 inch separation are two additional landscape strips and two separate drive aisles until the car wash building is reached. As such, there is ample distance and buffering between the parcel to the north. Further, the proposed car wash will not be open 24/7. It will operate daily from 7 AM to 9 PM.

Thank you for your time and consideration. Please reach out with any questions or concerns.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in black ink that reads "JLazovich". The signature is fluid and cursive, with the first letter of each name being capitalized.

Jennifer Lazovich

JL/mtf/ajc

12/03/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0541-TUFFANELLI AUGUSTINE 1994 TRUST ETAL & BANK WELLS FARGO
NA TRS FBO SJ TUFFANELLI:**

WAIVER OF DEVELOPMENT STANDARDS to eliminate setbacks for an existing accessory structure in conjunction with an existing single-family residence on 0.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay.

Generally located on the north side of Mohigan Way at the intersection with Pima Lane within Paradise. TS/jm/kh (For possible action)

RELATED INFORMATION:

APN:

162-14-710-111

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate the side setback for an existing accessory structure (carport) where 5 feet is required per Section 30.02.06.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2260 Mohigan Way
- Site Acreage: 0.25
- Project Type: Accessory structure (existing carport)
- Building Height: 9 feet, 5 inches
- Square Feet: 373.3

Site Plan

The plan depicts an existing single-family residence with an existing attached carport. The residence is roughly centered on the property and the attached carport, measuring 40 feet by 9 feet, 4 inches, is along the west side of the home 45 feet from the front property line and zero feet from the west property line. The carport is accessed from Mohigan Way via a circular driveway. There is an existing pool in the rear yard.

Landscaping

Landscaping is not a part of this request.

Elevations

The elevations for the carport depict a structure 9 feet 5 inches high and is 9 feet 4 inches by 40 feet in size. The carport is attached to the west side of the house and a new solid fire-rated wall will be added to the west side of the carport next to an existing block wall. The carport is a white painted structure attached to the house with a slotted covering allowing filtered light to pass through. The carport is supported by 4 columns on the west side.

Applicant's Justification

The applicant states that the request for the reduced setback is to come into compliance with current building code. They state that the carport has been there, and maintained, for nearly 50 years without incident. The issue came up due to Code Enforcement case (CE23-03252) for which they now have a building permit for (BD24-17182).

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0098	Reclassified 176.4 acres to a Historic Neighborhood Overlay District	Approved by BCC	April 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS5.2 (HDO)	Golf course
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (HDO)	Single-family residential

Clark County Public Response Office (CCPRO)

CE23-03252 is an active Code Enforcement case for building without a permit.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff typically does not support requests to reduce setbacks. The structure has no setback to the adjacent property, resulting in an encroachment that may result in drainage issues and quality of

life issues. Setbacks provide open areas for safety, aesthetic purposes, and more, and eliminating them is a self-imposed hardship. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: BRAZEN ARCHITECTURE

**CONTACT: BRAZEN ARCHITECTURE, 900 LIBERACE AVENUE C111, LAS VEGAS,
NV 89109**



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162 147 10 111

PROPERTY ADDRESS/ CROSS STREETS: 2260 Mohigan Way, Las Vegas, NV 89169

DETAILED SUMMARY PROJECT DESCRIPTION

Request to allow for a zero-setback for the existing legal nonconforming carport where a 5'-0" side setback is required.

PROPERTY OWNER INFORMATION

NAME: Augustine Tuffanelli 1994 Trust

ADDRESS: 2260 Mohigan Way

CITY: Las Vegas

TELEPHONE: (702) 250-3119 CELL _____

STATE: NV

ZIP CODE: 89169

EMAIL: Shirley Tuffanelli amour9362@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Monica Gresser

ADDRESS: 900 Liberace Ave, Suite C111

CITY: Las Vegas

TELEPHONE: 702 331 3059 CELL _____

STATE: NV

ZIP CODE: 89109

REF CONTACT ID # _____

EMAIL: monica@BRAZENArchitecture.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Monica Gresser

ADDRESS: 900 Liberace Ave, Suite C111

CITY: Las Vegas

TELEPHONE: 702 331 3059 CELL _____

STATE: NV

ZIP CODE: 89109

REF CONTACT ID # _____

EMAIL: monica@BRAZENArchitecture.com

*Correspondent will receive all communication on submitted application(s).

(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 and 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.

Shirley Tuffanelli
Property Owner (Signature)

Shirley Tuffanelli
Property Owner (Print)

29/Sept/2024
Date

DEPARTMENT USE ONLY

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WL | <input type="checkbox"/> OTHER |

APPLICATION # (s) 24-0541

ACCEPTED BY JM

PC MEETING DATE 12/7/24

DATE 9/26/24

BCC MEETING DATE _____

FEES 800.00

FAB/CAC LOCATION Dennis

DATE 11/2/24

5



05 SEP 2024

Comprehensive Planning

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

RE Justification Letter for the Tuffanelli Residence
ADD 2260 Mohigan Way, Las Vegas, NV
APN 162 147 10 111

Planners and Reviewers

brazenarchitecture is a waiver of conditions for the above referenced parcels on behalf of the Owner (Augustine Tuffanelli 1994 Trust et al & Wells Fargo Bank NA Trust FBO S J Tuffanelli) to allow for a setback reduction for an existing carport. Documentation for building and plan review was submitted in April 2024 (ref# BD24-17182).

PROJECT DESCRIPTION

The single-family residence was constructed in 1972 and a carport constructed between the house and west block wall in 1973 with a zero-foot setback from the western property line.

On December 29, 2023, a Code Enforcement Administrative Citation was issued requiring permits for the existing car port, requiring permitted drawings and documents.

REQUEST

Allow for a setback of 0'-0" where 5'-0" is required per 30.02.06, RS5.2: Residential Single-Family 5.2 at the side interior.

JUSTIFICATION

Since its construction, the carport has been maintained by the Owner without incident for 50 years. It is the Owner's intent to comply with the current building code by replacing the existing carport columns with a fire-rated wall assembly to protect structures on both sides of the property line.

Sincerely

Monica M Gresser NCARB/AIA/LEED AP
Principal Architect
brazenarchitecture
monica@BRAZENarchitecture.com

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WS-24-0541

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400115 (WS-17-1095)-VENETIAN PROPCO, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW

to reduce on-site parking for an events center/music venue/recreational facility (Sphere), the Venetian and Palazzo Resort Hotels, and the Sands Expo Center on 80.3 acres in a CR (Commercial Resort) Zone.

Generally located south of Sands Avenue and on the west and east sides of Koval Lane within Paradise. TS/dd/kh (For possible action)

RELATED INFORMATION:

APN:

162-16-213-002 through 162-16-213-004; 162-16-213-006; 162-16-213-007; 162-16-213-010 through 162-16-213-012; 162-16-213-014 through 162-16-213-050; 162-16-301-011; 162-16-311-002 through 162-16-311-006; 162-16-311-009 through 162-16-311-012; 162-16-702-002

WAIVER OF DEVELOPMENT STANDARD to reduce on-site parking for a recreational facility/events center (Sphere), the Venetian and Palazzo Resort Hotels, and the Sands Expo Center to 12,405 spaces where 13,910 spaces are required per Table 30.60-1 (a 10.8% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 201 Sands Avenue & 3324 Las Vegas Boulevard South
- Site Acreage: 80.3
- Project Type: Parking reduction
- Parking Required/Provided: 13,910/12,405 (for the Sphere, Palazzo, and Venetian Resort Hotels, and The Sands Expo Center)

History & Request

In February of 2018, the Board of County Commissioners approved application WS-17-1095, which allowed for the construction a pedestrian bridge and a reduction in required parking. The request was to establish a recreational facility/events center on the site which would operate in conjunction with the Palazzo and Venetian Resort Hotels and the Sands Expo Center.

The applicant originally proposed to build a pedestrian bridge from the Sands Expo Center to the Sphere, and to combine the parking for the proposed facility with the existing Palazzo and Venetian

Resort Hotels and the Sands Expo Center, which required a waiver of development standards to reduce the parking. Since the site and the existing resort hotels and Expo Center are not contiguous properties, separate land use applications were submitted for each site. The proposed facility, the Palazzo and Venetian Resort Hotels, and the Sands Expo Center combined were required to have 13,910 parking spaces and the parking provided for these uses was 12,405 parking spaces, which includes 304 parking spaces at the proposed facility and 12,101 existing parking spaces for the resort hotels and Expo Center.

As a condition of approval for WS-17-1095, a review for the parking reduction was required no earlier than 6 months after the first concert took place, along with a report for parking utilization and any mitigation measures that were put in place to address any parking problems to be provided. The applicant has submitted their report on parking utilization and is requesting to have their approved parking reviewed. There was no review required for the pedestrian bridge.

Site Plan

The site is the location of the existing Palazzo and Venetian Resort Hotels, the Sands Expo Center, and the Sphere with access being provided from Las Vegas Boulevard South, Sands Avenue, Manhattan Street, and Koval Lane. No changes were proposed to the existing Palazzo and Venetian Resort Hotels with the original application.

Previous Conditions of Approval

Listed below are the approved conditions for WS-17-1095:

Current Planning

- A 3 year time limit (but no earlier than 6 months after the first concert) for review of the parking with the applicant to submit a report on parking utilization and presenting mitigating measures to address any parking problems;
- To avoid parking conflicts, the Sands Expo Center and the Madison Square Garden Project cannot schedule major concurrent events at the same time, major events must be scheduled for different times and or dates.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Developer must coordinate with Public Works for an exchange or vacation of airspace in the right-of-way or other consideration in support of the pedestrian bridge;
- Final alignment and design of the pedestrian bridge shall be approved by Public Works;
- Execute a license and maintenance agreement for any non-standard improvements within right-of-way;
- Right-of-way dedications per the traffic study;

- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with Regional Transportation Commission standards.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Applicant's Justification

The applicant states the first concert took place at the Sphere recreational facility in September of 2023, and that a full report on parking utilization has been provided for the Board of County Commissioners and staff to review. Additionally, the applicant states they have entered into parking agreements with the adjacent Wynn Resorts properties and Hughs Center. The applicant has tracked several modes of transportation used by guests visiting the Sphere and have subsequently reported an underutilization of provided parking. Furthermore, they report that guests at the Sphere are more often using ride share programs rather than driving themselves to events and parking on-site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0366	Eliminated sound level maximums for the Sphere	Approved by BCC	September 2024
UC-23-0501	Use permit, deviations, and design review for a previously approved comprehensive sign package for the Sphere Las Vegas	Approved by BCC	October 2023
WS-20-0145	Eliminated sound level maximums for the Sphere - expired	Approved by BCC	April 2020
DA-18-0852	Negotiated development agreement	Approved by BCC	December 2018
WC-18-400194 (UC-1096-17)	Waived the condition of a use permit requiring a 15 foot sidewalk/pedestrian access easement	Approved by BCC	December 2018
UC-18-0651	Sphere monorail station	Approved by BCC	December 2018
WS-18-0218	Modifications to an approved recreational facility (Sphere) and pedestrian bridge with an increase in building height and wall/animated sign area	Approved by BCC	May 2018
UC-17-1096	Recreational facility, fairground, retail sales, restaurants, live entertainment, theater, and museum for the Sphere	Approved by BCC	February 2018
WS-17-1095	Waivers for reduced setbacks, parking, and design review for a pedestrian bridge system	Approved by BCC	February 2018

Prior Land Use Requests

Application Number	Request	Action	Date
ET-17-400162 (UC-0059-06)	Sixth extension of time to commence an exposition hall/convention facility, increased building height and on-premises consumption of alcohol with a design review for an exposition hall/convention facility	Approved by BCC	February 2018
ET-17-400161 (WS-0386-07)	Fifth extension of time to commence reduced setbacks with a design review for a public and private pedestrian bridge system	Approved by BCC	February 2018
ET-17-400160 (WS-1258-07)	Fifth extension of time to commence a reduction in on-site parking requirements with a design review for modifications to a previously approved convention facility	Approved by BCC	February 2018
WS-0386-07 (ET-0155-15)	Fourth extension of time to commence reduced setbacks with a design review for a public and private pedestrian bridge system	Approved by BCC	December 2015
UC-0059-06 (ET-0154-15)	Fifth extension of time to commence an exposition hall/convention facility, increased building height and on-premises consumption of alcohol with a design review for an exposition hall/convention facility	Approved by BCC	December 2015
WS-1258-07 (ET-0153-15)	Fourth extension of time to commence a reduction in on-site parking requirements with a design review for modifications to a previously approved convention facility	Approved by BCC	December 2015
UC-0104-14	Temporary construction yard for projects in conjunction with the Venetian and Palazzo Resort Hotels with design reviews for a temporary construction storage yard and an agricultural gardening/greenhouse facility	Approved by BCC	April 2014
WS-1258-07 (ADET-1041-14)	Administrative extension of time to reduce on-site parking requirements with a design review for modifications to a previously approved convention facility	Approved by ZA	December 2014
WS-0386-07 (ADET-1042-14)	Administrative extension of time to reduce setbacks with a design review for a public and private pedestrian bridge system	Approved by ZA	December 2014
UC-0059-06 (ADET-1040-14)	Administrative extension of time for an exposition hall/convention facility, increased building height and on-premises consumption of alcohol with a design review for an exposition hall/convention facility	Approved by ZA	December 2014

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1258-07 (ET-0079-12)	Second extension of time to commence a reduction in on-site parking requirements with a design review for modifications to a previously approved convention facility	Approved by BCC	August 2012
UC-0059-06 (ET-0078-12)	Third extension of time to commence an exposition hall/convention facility, increased building height and on-premises consumption of alcohol with a design review for an exposition hall/convention facility	Approved by BCC	August 2012
WS-0386-07 (ET-0058-12)	Second extension of time to commence reduced setbacks with a design review for a public and private pedestrian bridge system	Approved by BCC	August 2012
WS-1258-07 (ET-0337-09)	First extension of time to commence a reduction in on-site parking requirements with a design review for modifications to a previously approved convention facility	Approved by BCC	January 2010
UC-0059-06 (ET-0122-10)	Second extension of time to commence an exposition hall/convention facility, increased building height and on-premises consumption of alcohol with a design review for an exposition hall/convention facility	Approved by BCC	September 2010
WS-0386-07 (ET-0126-09)	First extension of time to commence a reduction in setbacks with a design review for a public and private pedestrian bridge system	Approved by BCC	June 2009
TM-0099-08	Commercial subdivision on 18.6 acres	Approved by PC	June 2008
UC-0059-06 (ET-0163-08)	First extension of time to commence an exposition hall/convention facility, increased building height and on-premises consumption of alcohol with a design review for an exposition hall/convention facility	Approved by BCC	July 2008
WS-1258-07	Reduced on-site parking requirements with a design review for modifications to a previously approved convention facility	Approved by BCC	December 2007
WS-0386-07	Reduced setbacks with a design review for a public and private pedestrian bridge system	Approved by BCC	May 2007
UC-1601-04 (ET-0159-06)	Second extension of time to review a parking lot with waivers of development standards to permit off-site parking and modified landscape standards with a design review for an off-site parking lot for an existing resort hotel (Venetian) - expired	Approved by BCC	June 2006

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0059-06	Exposition hall/convention facility, increased building height, and on-premises consumption of alcohol with a design review for an exposition hall/convention facility	Approved by BCC	July 2006
UC-1601-04 (ET-0079-05)	First extension of time to review a parking lot with waivers of development standards to permit off-site parking and modified landscape standards with a design review for an off-site parking lot for an existing resort hotel (Venetian)	Approved by PC	May 2005
UC-1601-04 (WC-0078-05)	Waiver of conditions of a use permit requiring the applicant maintain all existing landscaping (except turf)	Approved by PC	May 2005
UC-1601-04	Parking lot with waivers of development standards to permit off-site parking and modified landscape standards with a design review for an off-site parking lot for an existing resort hotel (Venetian)	Approved by BCC	October 2004
VS-1215-04	Vacated and abandoned portions of right-of-way being Central Park Circle and Central Park Drive	Approved by BCC	August 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Wynn & Encore Resort Hotels
South	Entertainment Mixed-Use	CR	Parking lot & Harrah's Resort Hotel
East	Entertainment Mixed-Use	CR	Wynn parking garage
West	Entertainment Mixed-Use	CR	Casino Royale & Mirage & TI Resort Hotels

Related Applications

Application Number	Request
AR-24-400116 (UC-17-1096)	An application for review for a reduction in parking is a companion item on this agenda.
AR-24-400117 (WS-18-0218)	An application for review for animated signage is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

A review for parking was required by WS-17-1095. The applicant has demonstrated how the project is not impacting parking or the surrounding streets. The applicant has addressed the concern from the application which required the application for review.

Originally the applicant was to have reviewed their parking within 3 years (but no earlier than 6 months after the first concert), but flexibility was given to the review timeframe in light of the unforeseen circumstances brought about by the COVID-19 pandemic. Based on the event schedule and the parking data provided from the events hosted, staff finds that the parking reduction has not had a significant impact on the property or its partner facilities. From the data provided by the applicant, it is clear that a large portion of customers going to and coming from the Sphere and the surrounding properties are utilizing rideshare programs, on any given night, the number of rideshare vehicles is reported to be anywhere from the high 700's to the mid 2000's. Comparatively, the number of cars parked at the properties' garages on event nights ranges from 100 to 800. Additionally, the applicants have entered into a shared parking agreement with the Wynn Resort and Hughs Center, which helps to mitigate the lack of required parking throughout the site on major event dates. For these reasons, staff can support this request with the removal of the time limit.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this application for review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: MSG LAS VEGAS, LLC

CONTACT: DAVID BROWN, DAVID BROWN ESQ., 520 S. FOURTH STREET, 2ND FLOOR, LAS VEGAS, NV 89101

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-16-702-002 *see attached list

PROPERTY ADDRESS/ CROSS STREETS: 255 Sands Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Application for Review: WS-17-1095

PROPERTY OWNER INFORMATION

NAME: Venetian Venue Propco, LLC
 ADDRESS: 2 Penn Plaza
 CITY: New York STATE: NY ZIP CODE: 10121
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: MSG Las Vegas LLC
 ADDRESS: Two Pennsylvania Plaza
 CITY: New York STATE: NY ZIP CODE: 10121 REF CONTACT ID # 199599
 TELEPHONE: _____ CELL _____ EMAIL: Rich.Constable@msg.com

CORRESPONDENT INFORMATION (must match online record)

NAME: David Brown ESQ
 ADDRESS: 520 S. Fourth Street, 2nd Floor
 CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # 173328
 TELEPHONE: 702-384-5563 CELL 702-580-7725 EMAIL: dbrown@brownlawlv.com

*Correspondent will receive all communication on submitted application(s).

(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.

DocuSigned by: Jen Koester _____
C186DF6E83224A9...
 Property Owner (Signature)* Jennifer Koester _____
 Property Owner (Print) 6/5/2024 _____
 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|--|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input checked="" type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) AB-24-400115 ACCEPTED BY DD
 PC MEETING DATE X DATE 10/02/2024
 BCC MEETING DATE 12/04/2024 FEES \$800
 TAB/CAC LOCATION Paradise DATE 11/12/2024

6

LAW OFFICE

Brown, Brown & Premsrirut

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

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: dbrown@brownlawlv.com

May 31, 2024

Clark County Comprehensive Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

RE: Justification letter – Application for Review UC-17-1096 and WS-17-1095 – MSG Sphere

To Whom It May Concern:

This office represents the “Applicant” in the above referenced matter. On February 21, 2018, the Board approved UC-17-1096 and WS-17-1095 that allowed for the construction of the Sphere recreation facility venue with the associated design reviews and waivers of conditions. One of the requests was to reduce the amount of on-site parking for the facility. A condition of approval for both applications was a review of the parking reduction no earlier than 6 months after the first concert. The first concert took place in September of 2023. The approvals required that the applicant provide a report on parking utilization and any mitigation measures that were initiated to address parking issues.

Applicant has entered into parking agreements with adjacent properties (Wynn Resorts and the Hughs Center) and has been tracking the utilization of on-site and off-site parking during events. Applicant has found an underutilization of the parking provided and that event attendees are more often utilizing ride share programs than driving themselves to events at the Sphere. Included in this application is the parking utilization data that has been gathered since the first event in September.

Applicant respectfully requests that the Board review the applications and find the Sphere to be in compliance. In addition, Applicant requests that no additional reviews be required.

Thank you in advance for your time and consideration of this application. Please feel free to contact me should you need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT



David Brown

12/04/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400116 (UC-17-1096)-VENETIAN VENUE PROPCO, LLC:

WAIVER OF DEVELOPMENT STANDARD FIRST APPLICATION FOR REVIEW to reduce on-site parking for an events center/music venue/recreational facility (Sphere), the Venetian and Palazzo Resort Hotels, and the Sands Expo Center on 18.51 acres in a CR (Commercial Resort) Zone.

Generally located on the south side of Sands Avenue, 150 feet east of Koval Lane within Paradise. TS/dd/kh (For possible action)

RELATED INFORMATION:

APN:

162-16-702-002

WAIVER OF DEVELOPMENT STANDARDS to reduce on-site parking for a recreational facility/events center (Sphere), the Venetian and Palazzo Resort Hotels, and the Sands Expo Center to 12,405 spaces where 13,910 spaces are required per Table 30.60-1 (a 10.8% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3848 Koval Lane
- Site Acreage: 18.51
- Project Type: Parking reduction
- Parking Required/Provided: 13,910/12,405 (for the Sphere, Palazzo and Venetian Resort Hotels, and The Sands Expo Center)

History & Request

In February of 2018 the Board of County Commissioners approved application UC-17-1096, which allowed for the construction of the Sphere and its related infrastructure. The request was to establish a recreational facility/events center on the site which would operate in conjunction with the Palazzo and Venetian Resort Hotels and the Sands Expo Center. The main purpose of the proposed facility is a music venue for concerts and is also used as a theater.

The applicant originally proposed to combine the parking for the proposed facility with the existing Palazzo and Venetian Resort Hotels and the Sands Expo Center, which required a

waiver of development standards to reduce the parking. Since the site and the existing resort hotels and Expo Center are not contiguous properties, separate land use applications were submitted for each site. The proposed facility, the Palazzo and Venetian Resort Hotels, and the Sands Expo Center combined are required to have 13,910 parking spaces and the parking provided for these uses is 12,405 parking spaces; which includes 304 parking spaces at the proposed facility and 12,101 existing parking spaces for the resort hotels and Expo Center.

As a condition of approval for UC-17-1096, a review for the parking reduction was required no earlier than 6 months after the first concert took place, along with a report for parking utilization and any mitigation measures that were put in place to address any parking problems. The applicant has submitted their report on parking utilization and is requesting to have their approved parking reviewed. There was no review required for the construction of the Sphere or its related infrastructure.

Site Plan

The previously approved plans show a proposed building (Sphere) located on the northern portion of the parcel. To the south and southeast of the facility is a parking area consisting of 304 parking spaces. Access to the site is provided by a single driveway from Sands Avenue on the northeast corner of the site; from 3 proposed driveways from Westchester Drive, a private street along the south property line; and a proposed pedestrian bridge within the Sands Avenue right-of-way that connects to the Sands Expo Center.

Previous Conditions of Approval

Listed below are the approved conditions for UC-17-1096:

Current Planning

- A 3 year time limit (but no earlier than 6 months after the first concert) for review of the parking with the applicant to submit a report on parking utilization and presenting mitigating measures to address any parking problems;
- Enter into a Development Agreement to mitigate impacts of the project including but not limited to issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners;
- Parking reduction is limited to 13.82% for this project and the final build-out of the Sands Resort Complex as a whole, with each phase having specified associated reductions, if any phase is not pursued, the parking reduction will be adjusted for only the phase(s) built;
- Allow the following permits prior to the adoption of the Development Agreement: all dewatering, grading, underground utilities, foundation, structural first lift with foundation;
- Provide a bond or other security acceptable to Clark County for excavation prior to Development Agreement or Decommissioning Plan;
- Submit a performance bond acceptable to the County in an amount sufficient to provide a screen wall and/or restore the site including removal of construction materials, site stabilization and revegetation as necessary should construction of the project be discontinued;

- Provide a Decommissioning Plan prior to permits for unfinished construction, including the removal of building materials should construction of the project be discontinued with said plan to be submitted and approved prior to building permits for the events center/recreational facility;
- Maintain a minimum 15 foot wide sidewalk/pedestrian access with an appropriate shy distance along the Sands Avenue street frontage limiting the encroachment of any structures to the pedestrian access sidewalk;
- The surface area of the sidewalk/pedestrian access along Sands Avenue to consist of colors, patterns, texture and/or material different from the adjacent private walkways and plaza area with final design to be approved by staff;
- Final design of the sidewalk/pedestrian access along Sands Avenue to be reviewed and approved by staff;
- Provide breaks (gates) in fencing along Sands Avenue for emergency services use with design to be coordinated with the Fire Department;
- Provide locations within parking areas and at the entrances of the facility to be used as staging areas for emergency service vehicles with locations to be coordinated with the Fire Department;
- To avoid parking conflicts, the Sands Expo Center and the Madison Square Garden Project cannot schedule major concurrent events at the same time, major events must be scheduled for different times and or dates;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and 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;
- Traffic study and compliance;
- Developer must coordinate with Public Works for an exchange or vacation of airspace in the right-of-way or other consideration in support of the pedestrian bridge;
- Final alignment and design of the pedestrian bridge shall be approved by Public Works;
- Execute a license and maintenance agreement for any non-standard improvements within right-of-way;
- Right-of-way dedications per the traffic study;
- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with Regional Transportation Commission standards.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0112-2017 to obtain your POC exhibit.

Applicant's Justification

The applicant states that the first concert took place at the Sphere recreational facility in September of 2023, and that a full report on parking utilization has been provided for the Board of County Commissioners and staff to review. Additionally, the applicant states they have entered into parking agreements with the adjacent Wynn Resorts properties and Hughs Center. The applicant has tracked several modes of transportation used by guests visiting the Sphere and have subsequently reported an underutilization of provided parking. Furthermore, they report that guests at the Sphere are more often using ride share programs rather than driving themselves to events and parking on-site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0366	Eliminated sound level maximums for the Sphere	Approved by BCC	September 2024

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0501	Use permit, deviations, and design review for a previously approved comprehensive sign package for the Sphere Las Vegas	Approved by BCC	October 2023
WS-20-0145	Eliminated sound level maximums for the Sphere - expired	Approved by BCC	April 2020
DA-18-0852	Negotiated development agreement	Approved by BCC	December 2018
WC-18-400194 (UC-1096-17)	Waived the condition of a use permit requiring a 15 foot sidewalk/pedestrian access easement	Approved by BCC	December 2018
UC-18-0651	Sphere monorail station	Approved by BCC	December 2018
WS-18-0218	Modifications to an approved recreational facility (Sphere) and pedestrian bridge with an increase in building height and wall/animated sign area	Approved by BCC	May 2018
UC-1096-17	Recreational facility, fairground, retail sales, restaurants, live entertainment, theater, and museum for the Sphere	Approved by BCC	February 2018
WS-1095-17	Waivers for reduced setbacks, parking, and design review for a pedestrian bridge system	Approved by BCC	February 2018
ET-17-400162 (UC-0059-06)	Sixth extension of time to commence an exposition hall/convention facility, increased building height and on-premises consumption of alcohol with a design review for an exposition hall/convention facility	Approved by BCC	February 2018
ET-17-400161 (WS-0386-07)	Fifth extension of time to commence reduced setbacks with a design review for a public and private pedestrian bridge system	Approved by BCC	February 2018
ET-17-400160 (WS-1258-07)	Fifth extension of time to commence a reduction in on-site parking requirements with a design review for modifications to a previously approved convention facility	Approved by BCC	February 2018
WS-0386-07 (ET-0155-15)	Fourth extension of time to commence reduced setbacks with a design review for a public and private pedestrian bridge system	Approved by BCC	December 2015
UC-0059-06 (ET-0154-15)	Fifth extension of time to commence an exposition hall/convention facility, increased building height and on-premises consumption of alcohol with a design review for an exposition hall/convention facility	Approved by BCC	December 2015
WS-1258-07 (ET-0153-15)	Fourth extension of time to commence a reduction in on-site parking requirements with a design review for modifications to a previously approved convention facility	Approved by BCC	December 2015

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0104-14	Temporary construction yard for projects in conjunction with the Venetian and Palazzo Resort Hotels with design reviews for a temporary construction storage yard and an agricultural gardening/greenhouse facility	Approved by BCC	April 2014
WS-1258-07 (ADET-1041-14)	Administrative extension of time to reduce on-site parking requirements with a design review for modifications to a previously approved convention facility	Approved by ZA	December 2014
WS-0386-07 (ADET-1042-14)	Administrative extension of time to reduce setbacks with a design review for a public and private pedestrian bridge system	Approved by ZA	December 2014
UC-0059-06 (ADET-1040-14)	Administrative extension of time for an exposition hall/convention facility, increased building height and on-premises consumption of alcohol with a design review for an exposition hall/convention facility	Approved by ZA	December 2014
WS-1258-07 (ET-0079-12)	Second extension of time to commence a reduction in on-site parking requirements with a design review for modifications to a previously approved convention facility	Approved by BCC	August 2012
UC-0059-06 (ET-0078-12)	Third extension of time to commence an exposition hall/convention facility, increased building height and on-premises consumption of alcohol with a design review for an exposition hall/convention facility	Approved by BCC	August 2012
WS-0386-07 (ET-0058-12)	Second extension of time to commence reduced setbacks with a design review for a public and private pedestrian bridge system	Approved by BCC	August 2012
WS-1258-07 (ET-0337-09)	First extension of time to commence a reduction in on-site parking requirements with a design review for modifications to a previously approved convention facility	Approved by BCC	January 2010
UC-0059-06 (ET-0122-10)	Second extension of time to commence an exposition hall/convention facility, increased building height and on-premises consumption of alcohol with a design review for an exposition hall/convention facility	Approved by BCC	September 2010
WS-0386-07 (ET-0126-09)	First extension of time to commence a reduction in setbacks with a design review for a public and private pedestrian bridge system	Approved by BCC	June 2009
TM-0099-08	Commercial subdivision on 18.6 acres	Approved by PC	June 2008

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0059-06 (ET-0163-08)	First extension of time to commence an exposition hall/convention facility, increased building height and on-premises consumption of alcohol with a design review for an exposition hall/convention facility	Approved by BCC	July 2008
WS-1258-07	Reduced on-site parking requirements with a design review for modifications to a previously approved convention facility	Approved by BCC	December 2007
WS-0386-07	Reduced setbacks with a design review for a public and private pedestrian bridge system	Approved by BCC	May 2007
UC-1601-04 (ET-0159-06)	Second extension of time to review a parking lot with waivers of development standards to permit off-site parking and modified landscape standards with a design review for an off-site parking lot for an existing resort hotel (Venetian) - expired	Approved by BCC	June 2006
UC-0059-06	Exposition hall/convention facility, increased building height and on-premises consumption of alcohol with a design review for an exposition hall/convention facility	Approved by BCC	July 2006
UC-1601-04 (ET-0079-05)	First extension of time to review a parking lot with waivers of development standards to permit off-site parking and modified landscape standards with a design review for an off-site parking lot for an existing resort hotel (Venetian)	Approved by PC	May 2005
UC-1601-04 (WC-0078-05)	Waiver of conditions of a use permit requiring the applicant maintain all existing landscaping (except turf)	Approved by PC	May 2005
UC-1601-04	Parking lot with waivers of development standards to permit off-site parking and modified landscape standards with a design review for an off-site parking lot for an existing resort hotel (Venetian)	Approved by BCC	October 2004
VS-1215-04	Vacated and abandoned portions of right-of-way being Central Park Circle and Central Park Drive	Approved by BCC	August 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Wynn Golf Course
South	Entertainment Mixed-Use	CR	Storage yard & multi-family residential
East	Entertainment Mixed-Use	CR	Parking lot & Hughes Center

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Entertainment Mixed-Use	CR	Wynn parking garage & Sands Expo Center

Related Applications

Application Number	Request
AR-24-400115 (WS-17-1095)	An application for review for a reduction in parking is a companion item on this agenda.
AR-24-400117 (WS-18-0218)	An application for review for animated signage is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

A review for parking was required by WS-17-1095. The applicant has demonstrated how the project is not impacting parking or the surrounding streets. The applicant has addressed the concern from the application which required the application for review.

Originally the applicant was to have reviewed their parking within 3 years (but no earlier than 6 months after the first concert), but flexibility was given to the review timeframe in light of the unforeseen circumstances brought about by the COVID-19 pandemic. Based on the event schedule and the parking data provided from the events hosted, staff finds that the parking reduction has not had a significant impact on the property or its partner facilities. From the data provided by the applicant, it is clear that a large portion of customers going to and coming from the Sphere and the surrounding properties are utilizing rideshare programs; on any given night, the number of rideshare vehicles is reported to be anywhere from the high 700's to the mid 2,000's. Comparatively, the number of cars parked at the properties' garages on event nights ranges from 100 to 800. Additionally, the applicants have entered into a shared parking agreement with the Wynn Resort and Hughs Center, which helps to mitigate the lack of required parking throughout the site on major event dates. For these reasons, staff can support this request with the removal of the time limit.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this application for review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MSG LAS VEGAS, LLC

CONTACT: DAVID BROWN, DAVID BROWN ESQ., 520 S. FOURTH STREET, 2ND FLOOR, LAS VEGAS, NV 89101

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-16-702-002

PROPERTY ADDRESS/ CROSS STREETS: 255 Sands Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Application for Review: UC-17-1096

PROPERTY OWNER INFORMATION

NAME: Venetian Venue Propco, LLC

ADDRESS: 2 Penn Plaza

CITY: New York

STATE: NY

ZIP CODE: 10121

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: MSG Las Vegas LLC

ADDRESS: Two Pennsylvania Plaza

CITY: New York

STATE: NY

ZIP CODE: 10121

REF CONTACT ID # 199599

TELEPHONE: _____

CELL _____

EMAIL: Rich.Constable@msg.com

CORRESPONDENT INFORMATION (must match online record)

NAME: David Brown ESQ

ADDRESS: 520 S. Fourth Street, 2nd Floor

CITY: Las Vegas

STATE: NV

ZIP CODE: 89101

REF CONTACT ID # 173328

TELEPHONE: 702-384-5563

CELL 702-580-7725

EMAIL: dbrown@brownlawlv.com

*Correspondent will receive all communication on submitted application(s).

(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.

DocuSigned by:
Jennifer Koester

C186DF6E83224A9
Property Owner (Signature)*

Jennifer Koester

Property Owner (Print)

6/5/2024

Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|--|------------------------------|-------------------------------|-----------------------------|-----------------------------|--------------------------------------|
| <input type="checkbox"/> AC | <input checked="" type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER _____ |

APPLICATION # (s) AR-24-400116

PC MEETING DATE X

BCC MEETING DATE 12/04/2024

TAB/CAC LOCATION Paradise

ACCEPTED BY DD

DATE 10/02/2024

FEES \$800

DATE 11/12/2024

LAW OFFICE

Brown, Brown & Premsrirut

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

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: dbrown@brownlawlv.com

May 31, 2024

Clark County Comprehensive Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

RE: Justification letter – Application for Review UC-17-1096 and WS-17-1095 – MSG Sphere

To Whom It May Concern:

This office represents the “Applicant” in the above referenced matter. On February 21, 2018, the Board approved UC-17-1096 and WS-17-1095 that allowed for the construction of the Sphere recreation facility venue with the associated design reviews and waivers of conditions. One of the requests was to reduce the amount of on-site parking for the facility. A condition of approval for both applications was a review of the parking reduction no earlier than 6 months after the first concert. The first concert took place in September of 2023. The approvals required that the applicant provide a report on parking utilization and any mitigation measures that were initiated to address parking issues.

Applicant has entered into parking agreements with adjacent properties (Wynn Resorts and the Hughs Center) and has been tracking the utilization of on-site and off-site parking during events. Applicant has found an underutilization of the parking provided and that event attendees are more often utilizing ride share programs than driving themselves to events at the Sphere. Included in this application is the parking utilization data that has been gathered since the first event in September.

Applicant respectfully requests that the Board review the applications and find the Sphere to be in compliance. In addition, Applicant requests that no additional reviews be required.

Thank you in advance for your time and consideration of this application. Please feel free to contact me should you need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT



David Brown

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400117 (WS-18-0218)-VENETIAN PROPCO, LLC:

WAIVER OF DEVELOPMENT STANDARD FIRST APPLICATION FOR REVIEW to increase the time period for video or graphics display for animated signage.

DESIGN REVIEW for signage including an increase in animated sign area in conjunction with the existing Palazzo and Venetian Resort Hotels and the Sands Expo Center to a proposed events center/music venue/recreational facility (Sphere) on 80.3 acres in a CR (Commercial Resort) Zone.

Generally located south of Sands Avenue and on the west and east sides of Koval Lane within Paradise. TS/dd/kh (For possible action)

RELATED INFORMATION:

APN:

162-16-213-003; 162-16-213-004; 162-16-213-006; 162-16-213-007; 162-16-213-010 through 162-16-213-012; 162-16-213-014 through 162-16-213-050; 162-16-301-011; 162-16-311-002 through 162-16-311-006; 162-16-311-009 through 162-16-311-012; 162-16-702-002

WAIVER OF DEVELOPMENT STANDARD to waive requirements for animated signs to have a maximum 4 second display for video or graphic messages where required per Table 30.72-1.

DESIGN REVIEW to permit a total of 580,000 square feet of wall/animated sign area.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 201 Sands Avenue & 3324 Las Vegas Boulevard South
- Site Acreage: 80.3
- Project Type: Review for signage

History & Request

In May of 2018, WS-18-0218 was approved to increase the height of the approved building and the amount of wall/animated signage for the project overall. As a condition of approval for WS-18-0218, a review of the animated signage for the building was to be done no earlier than 6 months after the first concert took place. Now the applicant is requesting to review their signage and its impacts on the existing developments to the south and east.

Site Plan

The original site plan depicted the existing Palazzo and Venetian Resort Hotels and the Sands Expo Center located at the southeast corner of Las Vegas Boulevard South and Sands Avenue, and a parcel that was previously used for parking and storage located on the south side of Sands Avenue approximately 150 feet of Kovel Lane. The events center/music venue building was proposed to be located on the northern portion of the project site. To the south of the events center/music venue is the service yard and truck dock (loading spaces) and a service building. To the south and southeast of the facility is a parking area consisting of 304 parking spaces. Access to the events center/music venue portion of the project was shown as being provided by 2 driveways from Sands Avenue on the northeastern and northwestern corners of the site, from 3 driveways from Westchester Drive, a private street along the south property line, and a proposed pedestrian bridge within the Sands Avenue right-of-way.

Elevations

The proposed plans for WS-18-0218 depicted a sphere that was a maximum of 396 feet in height. The top of the sphere was shown as 366 feet in height with an additional 30 feet for structures like antennas and lighting rods above the roof of the building. The portion of the building to be used for the events center/music venue was shown as 7 levels and approximately 159 feet in height within the Sphere. The Sphere is a trellis system of LED lighting that created the animated signage for the building.

Signage

The previously approved plans for UC-17-1096 for the events center/music venue consisted of 2 projection zones for wall and animated sign area. These projection zones had a combined area of 172,700 square feet of wall signage/animated signage. The plan for WS-18-0218 depicted a trellis system consisting of LED lighting strips spaced approximately 5 feet apart, which will make the entire Sphere a wall/animated sign.

The table below describes the signage approved by WS-18-0218.

Type of sign	Approved (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent Increase	# of approved signs	# of proposed signs	Total # of signs
Wall*	172,700	580,000	580,000	19,478	2,878	2	-1	1
Animated *	172,700	580,000	580,000	300**	193,233	2	-1	1

*The request was to allow wall/animated signage on the entire building.

**150 square feet per street.

Previous Conditions of Approval

Listed below are the approved conditions for WS-18-0218:

Current Planning

- Until February 21, 2020 to commence to coincide with UC-17-1096 and WS-17-1095;

- 4 year time limit (but no earlier than 6 months after the first concert) for review of the animated signage for the building to review impacts of the signage on the existing developments to the south and east;
- The brightness of the sphere shall be no greater than 1.5 foot candles as measured at a point 200 feet away from the outer edge of the sphere, this limitation is only applicable to the specific area represented on submitted diagram, no other limitations on the brightness are imposed or shall apply;
- To avoid parking conflicts, the Sands Expo Center and the Madison Square Garden Project cannot concurrently schedule full capacity events at the same time, full capacity events must be scheduled for different times and/or dates, a Madison Square Garden event held in conjunction with or coordinated with a Sands Expo Center event shall not be considered a concurrent full capacity event, the two together shall be considered 1 event for purposes of this condition, any accommodation necessary to allow concurrent events must be reviewed and approved through staff;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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; and that this application must commence by the date specified or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Developer must coordinate with Public Works for an exchange or vacation of airspace in the right-of-way or other consideration in support of the pedestrian bridge;
- Final alignment and design of the pedestrian bridge shall be approved by Public Works;
- Execute a license and maintenance agreement for any non-standard improvements within right-of-way;
- Right-of-way dedications per the traffic study;
- If required by the Regional Transportation Commission, dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with Regional Transportation Commission standards.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment

(AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD is unable to verify if any sewer flows are generated with this project; that if there are any sewer flows you may need to submit for a Point of Connection; to find instruction for submitting a Point of Connection (POC) request on CCWRD's website; that a CCWRD approved POC must be included when submitting civil improvement plans; that civil improvement plans must be submitted to CCWRD for this project for review and comment; and that support columns for the pedestrian bridge will be reviewed to ensure that they do not conflict with buried CCWRD sewers.

Applicant's Justification

The applicant states that the first concert took place at the Sphere recreational facility in September of 2023. The applicant also states the Sphere has become synonymous with the Las Vegas strip, with many of the exterior displays featured in digital and print media. Additionally, the applicant states the brightness of the display has not exceeded 1.5 footcandles as measured at 200 feet away from the Sphere at any point, which meets another condition set by the Board of County Commissioners. The applicant states they have not been made aware of any complaints or impacts to the developments to the south and southeast.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0366	Eliminated sound level maximums for the Sphere	Approved by BCC	September 2024
UC-23-0501	Use permit, deviations, and design review for a previously approved comprehensive sign package for the Sphere Las Vegas	Approved by BCC	October 2023
WS-20-0145	Eliminated sound level maximums for the Sphere - expired	Approved by BCC	April 2020
DA-18-0852	Negotiated development agreement	Approved by BCC	December 2018

Prior Land Use Requests

Application Number	Request	Action	Date
WC-18-400194 (UC-1096-17)	Waived the condition of a use permit requiring a 15 foot sidewalk/pedestrian access easement	Approved by BCC	December 2018
UC-18-0651	Sphere monorail station	Approved by BCC	December 2018
WS-18-0218	Modifications to an approved recreational facility (Sphere) and pedestrian bridge with an increase in building height and wall/animated sign area	Approved by BCC	May 2018
UC-1096-17	Recreational facility, fairground, retail sales, restaurants, live entertainment, theater, and museum for the Sphere	Approved by BCC	February 2018
WS-1095-17	Waivers for reduced setbacks and parking and design review for a pedestrian bridge system	Approved by BCC	February 2018
ET-17-400162 (UC-0059-06)	Sixth extension of time to commence an exposition hall/convention facility, increased building height and on-premises consumption of alcohol with a design review for an exposition hall/convention facility	Approved by BCC	February 2018
ET-17-400161 (WS-0386-07)	Fifth extension of time to commence reduced setbacks with a design review for a public and private pedestrian bridge system	Approved by BCC	February 2018
ET-17-400160 (WS-1258-07)	Fifth extension of time to commence a reduction in on-site parking requirements with a design review for modifications to a previously approved convention facility	Approved by BCC	February 2018
WS-0386-07 (ET-0155-15)	Fourth extension of time to commence reduced setbacks with a design review for a public and private pedestrian bridge system	Approved by BCC	December 2015
UC-0059-06 (ET-0154-15)	Fifth extension of time to commence an exposition hall/convention facility, increased building height and on-premises consumption of alcohol with a design review for an exposition hall/convention facility	Approved by BCC	December 2015
WS-1258-07 (ET-0153-15)	Fourth extension of time to commence a reduction in on-site parking requirements with a design review for modifications to a previously approved convention facility	Approved by BCC	December 2015
UC-0104-14	Temporary construction yard for projects in conjunction with the Venetian and Palazzo Resort Hotels with design reviews for a temporary construction storage yard and an agricultural gardening/greenhouse facility	Approved by BCC	April 2014

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1258-07 (ADET-1041-14)	Administrative extension of time to reduce on-site parking requirements with a design review for modifications to a previously approved convention facility	Approved by ZA	December 2014
WS-0386-07 (ADET-1042-14)	Administrative extension of time to reduce setbacks with a design review for a public and private pedestrian bridge system	Approved by ZA	December 2014
UC-0059-06 (ADET-1040-14)	Administrative extension of time for an exposition hall/convention facility, increased building height and on-premises consumption of alcohol with a design review for an exposition hall/convention facility	Approved by ZA	December 2014
WS-1258-07 (ET-0079-12)	Second extension of time to commence a reduction in on-site parking requirements with a design review for modifications to a previously approved convention facility	Approved by BCC	August 2012
UC-0059-06 (ET-0078-12)	Third extension of time to commence an exposition hall/convention facility, increased building height and on-premises consumption of alcohol with a design review for an exposition hall/convention facility	Approved by BCC	August 2012
WS-0386-07 (ET-0058-12)	Second extension of time to commence reduced setbacks with a design review for a public and private pedestrian bridge system	Approved by BCC	August 2012
WS-1258-07 (ET-0337-09)	First extension of time to commence a reduction in on-site parking requirements with a design review for modifications to a previously approved convention facility	Approved by BCC	January 2010
UC-0059-06 (ET-0122-10)	Second extension of time to commence an exposition hall/convention facility, increased building height and on-premises consumption of alcohol with a design review for an exposition hall/convention facility	Approved by BCC	September 2010
WS-0386-07 (ET-0126-09)	First extension of time to commence a reduction in setbacks with a design review for a public and private pedestrian bridge system	Approved by BCC	June 2009
TM-0099-08	Commercial subdivision on 18.6 acres	Approved by PC	June 2008
UC-0059-06 (ET-0163-08)	First extension of time to commence an exposition hall/convention facility, increased building height and on-premises consumption of alcohol with a design review for an exposition hall/convention facility	Approved by BCC	July 2008

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1258-07	Reduced on-site parking requirements with a design review for modifications to a previously approved convention facility	Approved by BCC	December 2007
WS-0386-07	Reduced setbacks with a design review for a public and private pedestrian bridge system	Approved by BCC	May 2007
UC-1601-04 (ET-0159-06)	Second extension of time to review a parking lot with waivers of development standards to permit off-site parking and modified landscape standards with a design review for an off-site parking lot for an existing resort hotel (Venetian) - expired	Approved by BCC	June 2006
UC-0059-06	Exposition hall/convention facility, increased building height and on-premises consumption of alcohol with a design review for an exposition hall/convention facility	Approved by BCC	July 2006
UC-1601-04 (ET-0079-05)	First extension of time to review a parking lot with waivers of development standards to permit off-site parking and modified landscape standards with a design review for an off-site parking lot for an existing resort hotel (Venetian)	Approved by PC	May 2005
UC-1601-04 (WC-0078-05)	Waiver of conditions of a use permit requiring the applicant maintain all existing landscaping (except turf)	Approved by PC	May 2005
UC-1601-04	Parking lot with waivers of development standards to permit off-site parking and modified landscape standards with a design review for an off-site parking lot for an existing resort hotel (Venetian)	Approved by BCC	October 2004
VS-1215-04	Vacated and abandoned portions of right-of-way being Central Park Circle and Central Park Drive	Approved by BCC	August 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Wynn & Encore Resort Hotels
South	Entertainment Mixed-Use	CR	Parking lot & Harrah's Resort Hotel
East	Entertainment Mixed-Use	CR	Wynn parking garage
West	Entertainment Mixed-Use	CR	Casino Royale & Mirage & TI Resort Hotels

Related Applications

Application Number	Request
AR-24-400115 (WS-17-1095)	An application for review for a reduction in parking is a companion item on this agenda.
AR-24-400116 (UC-17-1096)	An application for review for a reduction in parking is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

A review for signage was required by WS-18-0218. The applicant has demonstrated that they are not impacting the surrounding community.

Originally the applicant was to have reviewed their parking within 4 years (but no earlier than 6 months after the first concert), but flexibility was given to the review timeframe in light of the unforeseen circumstances brought about by the COVID-19 pandemic. Since its opening, the Sphere has become synonymous with the Las Vegas strip and has helped to spur economic growth and development. Staff finds that there have been no Clark County Code Enforcement violations related to signage or the brightness created by the Sphere development. Additionally, staff is not aware of any concerns or complaints from any of the Sphere's adjacent developments. For these reasons, staff can support this request with the removal of the time limit.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: MSG LAS VEGAS, LLC

CONTACT: DAVID BROWN, DAVID BROWN ESQ., 520 S. FOURTH STREET, 2ND FLOOR, LAS VEGAS, NV 89101

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-16-702-002 * See attached list

PROPERTY ADDRESS/ CROSS STREETS: 255 Sands Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Application for Review: WS-18-0218

PROPERTY OWNER INFORMATION

NAME: Venetian Venue Propco, LLC
 ADDRESS: 2 Penn Plaza
 CITY: New York STATE: NY ZIP CODE: 10121
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

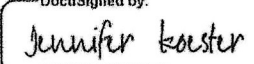
NAME: MSG Las Vegas LLC
 ADDRESS: Two Pennsylvania Plaza
 CITY: New York STATE: NY ZIP CODE: 10121 REF CONTACT ID # 199599
 TELEPHONE: _____ CELL _____ EMAIL: Rich.Constable@msg.com

CORRESPONDENT INFORMATION (must match online record)

NAME: David Brown ESQ
 ADDRESS: 520 S. Fourth Street, 2nd Floor
 CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # 173328
 TELEPHONE: 702-384-5563 CELL 702-580-7725 EMAIL: dbrown@brownlawlv.com

*Correspondent will receive all communication on submitted application(s).

(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.

DocuSigned by:

 C186DF6E83224A9...
 Property Owner (Signature) _____ Jennifer koester _____ 6/6/2024 _____
 Property Owner (Print) _____ Date _____

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> AC | <input checked="" type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) AR-24-400117 ACCEPTED BY DD
 PC MEETING DATE X DATE 10/02/2024
 BCC MEETING DATE 12/04/2024 FEES \$1,100
 TAB/CAC LOCATION Paradise DATE 11/12/2024

AB-24-40017

LAW OFFICE

Brown, Brown & Premsrirut

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

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: dbrown@brownlawlv.com

May 31, 2024

Clark County Comprehensive Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

RE: Justification letter – Application for Review WS-18-0218 – MSG Sphere

To Whom It May Concern:

This office represents the “Applicant” in the above referenced matter. On May 16, 2018 the Board approved WS-18-218 that allowed for increased building height, changes to the layout of a previously approved recreation facility, and waivers to requirements for animated signage. A condition of approval was a review of any impacts of the animated signage on existing developments to the south and east no earlier than 6 months after the first concert. The first concert took place in September of 2023.

Since the completion of the Sphere and the utilization of the state-of-the-art animated display, the Sphere has become an iconic symbol of the technology utilized both inside and outside of the venue. Many of the exosphere displays are shown around the world on digital and print media and have become synonymous with the Las Vegas Strip.

The brightness of the display has not exceeded 1.5 footcandles as measured at a point 200 feet away from the outer edge of the sphere in the area designated in a diagram accepted by the Board. In addition, Applicant has not been notified of any complaints, concerns, or impacts to the developments to the south and east.

Applicant respectfully requests that the Board review the application and find the Sphere to be in compliance. In addition, Applicant requests that no additional reviews be required.

Thank you in advance for your time and consideration of this application. Please feel free to contact me should you need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT



David Brown

8

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0559-FRANLEN AIRPORT CENTER, LLC:

ZONE CHANGE to reclassify 3.44 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

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

RELATED INFORMATION:

APN:

177-02-102-008

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 1705 E. Sunset Road
- Site Acreage: 3.44
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates that the proposed use will accommodate a millwork and furniture manufacturing (light manufacturing) use with supporting offices and a restaurant. The proposed zoning is conforming to the Master Plan and is consistent with the Master Plan goals and policies. Additionally, the proposed IP zone will contribute to the balance of existing commercial and industrial uses, enhancing this neighborhoods services.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0596-11 (ET-0015-13)	First extension of time for waiver of parking lot landscaping and screening mechanical equipment for a modular office and retail building - expired	Approved by PC	April 2013
WS-0596-11	Waived parking lot landscaping and screening mechanical equipment for a modular office and retail building - expired	Approved by PC	February 2012

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1930-05	Reclassified the subject site to C-2 zoning for an office/retail development	Approved by BCC	January 2006

*Additional land use applications have been approved on this site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF & CG (AE-70)	Harry Reid International Airport & retail with gas station
South	Business Employment	RS20 & IP (AE-65)	Undeveloped & office
East	Business Employment	IP (AE-65 & AE-70)	Undeveloped
West	Business Employment	CG (AE-65 & AE-70)	Shopping center

Related Applications

Application Number	Request
UC-24-0560	A use permit for a proposed restaurant and associated waivers for landscaping, detached sidewalk and modified commercial driveway standards in conjunction with an industrial development for millwork and furniture manufacturing is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis
Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The existing planned land use category for the subject site is Business Employment. The Master Plan states that the primary intended land uses for this category include warehouse flex spaces. In addition, the Master Plan also indicates that the uses within this land use category should be located near major transportation corridors. Staff finds that the IP zone at this location would be located near the regional airport, collector streets, and the Airport connector which lends to easy access to the resort corridor. In addition, the surrounding area, south of Sunset Road, is a mix of commercial and industrial uses between Surrey Street and Gilespeie Street. The properties surrounding the site have been developing as industrial uses and can support the additional developing industrial uses. Lastly, staff finds that the proposed zone change to the IP zone would also support Policies 5.1.3 and 5.5.1, which encourage the diversification of the economic base of the Las Vegas Valley and concentrating industrial and higher intensity uses within designated Business Employment areas. For these reasons, staff finds the request for the IP zone is appropriate for this location and can support the zone change request.

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 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

The property lies within the AE-70 (70-75 DNL) and the AE-65 (65-70) 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:

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 30.02.26B 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; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation

Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0460-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MICHAEL AUSTIN
CONTACT: CARON RICHARDSON, STAMPED & SIGNED, LLC, 341 SIMON BOLIVAR DRIVE, HENDERSON, NV 89014

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-02-102-008

PROPERTY ADDRESS/ CROSS STREETS: cell 1705 E Sunset Rd.
4727 Sunset Rd. : SW corner of Sunset Rd. and Spencer St.

DETAILED SUMMARY PROJECT DESCRIPTION

The vacant parcel's designated land use is Business Employment with existing zoning for Commercial General. The application is a request for a conforming zone change from CG to IP, a Design Review and Waiver of Development Standards for the development of an approximately 90,000 s.f., two-story building to house millwork manufacturing, office space and a restaurant.

PROPERTY OWNER INFORMATION

NAME: Franlen Airport Center, LLC
ADDRESS: 6 Packsaddle Road East
CITY: Rolling Hills STATE: CA ZIP CODE: 90274
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: MTA Properties, LLC, c/o Michael Austin
ADDRESS: 6440 Polaris Ave.
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 24-100890
TELEPHONE: 702 730.0078 CELL 702-400-4599 EMAIL: maustin@agcnv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Caron Richardson
ADDRESS: 341 Simon Bolivar Dr.
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID # 24-100890
TELEPHONE: _____ CELL 702 523.2724 EMAIL: caronrichardson1528@gmail.com

*Correspondent will receive all communication on submitted application(s).

(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 and 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.

Anne Merelie Murrell
Property Owner (Signature)*

Anne-Merelie Murrell
Property Owner (Print)

7-23-2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) ZC-24-0559
PC MEETING DATE _____
BCC MEETING DATE 12-4-24
TAB/CAC LOCATION PARADISE

ACCEPTED BY RR
DATE 10-8-24
FEES 8,200.00

DATE 11-12-24

9



07 October 2024

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, Nevada 89106

Re: **Justification Letter: Rezone
Sunset Spencer Industrial Building
1705 E Sunset Rd.; APN: 177-02-102-008 (Property)
APR: 24-100890**

To Whom It May Concern:

On behalf of MTA Properties, LLC, this justification letter outlines a Rezone application on 3.44 acres at 1705 E Sunset Rd. The vacant parcel is generally located southwest of the corner at Sunset Rd. and Spencer St. The parcel is within a Business Employment land use and this is a request to change the current zoning from **Commercial General (CG)** to **Industrial Park (IP)**. The new zoning category will accommodate low to moderate-intensity manufacturing of millwork with supporting office spaces and a restaurant.

Project Description:

This development plan provides a total building area of **96,324 s.f.**, on two floors, with 30% site coverage. The design solution offers ground floor space at 45,694 s.f., that includes a restaurant as an accessory use. Supporting office and storage space, on the second floor, encompasses 50,630 s.f. The maximum building height is expected to be 46' with mechanical equipment appropriately screened.

Existing driveway configurations, at Sunset Rd. and Spencer St., are proposed to remain as constructed. Parking and drive aisles surrounding the building are adequately landscaped according to Title 30 with landscape fingers as required. Side and rear landscape adjacent to existing uses are provided according to the code with the exception of a small portion along the east property line adjacent to the existing convenience store. A description of this area is outlined in the Wavier of Development Standards.

Most truck deliveries, typically 26' box trucks, will utilize the gated entry on Spencer St. to minimize conflicts with car traffic at the Sunset Rd. driveway. This solution reduces the need for trucks to circulate around the site and provides direct access to loading areas at the rear of the building. Some loading zones will provide access directly inside the building for efficient loading and unloading of materials and products. The wide entry and drive aisle are designed to accommodate incoming traffic effectively.

Rezone (Zone Boundary Amendment):

- **Reclassify 3.44 acres from a Commercial General (CG) to an IP Zone in Business Employment (BE) Land Use with an AE-65/70 designation**

The proposed rezone request from **CG** to an **IP** zoning district will accommodate MTA's millwork manufacturing, a low-intensity use, with supporting offices and a restaurant. Parcels adjacent to the site include CG to the west and east, IP to the south, and an adjacent parcel owned by Clark County, also to the south, with a multi-family designation and a BE land use designation.

ZC-24-0559
PLANNER COPY

341 Simon Bolivar Dr.
Henderson, NV 89014
c: (702) 523.2724

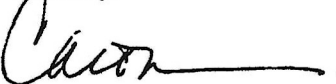
Development of the vacant property, in the BE land use category, and in a neighborhood already featuring CG and IP zoning along Sunset Rd., is consistent with the master plan goals and policies. Further, adhering to Title 30, the site plan and building design meets or exceeds setbacks, height restrictions, lot coverage with building massing and articulation as shown in the project data and exhibits.

The requested rezone reflects the master plan vision for an appropriate and productive use of the property. Transitioning to an IP zone will contribute to the balance of existing commercial and industrial uses, enhancing this neighborhood's services. The change fosters job creation, improves connectivity, and supports long-term sustainability, while preserving the character and intent of the master plan. Therefore, the rezoning is logical and achieves broader community goals.

Concluding this request for the proposed Rezone, we're presenting a project that aligns with the master plan's goals for growth, efficient land use, sustainability, and community vitality. The rezone from CG to IP supports a balanced mix of uses that encourages job creation, improves local services, and makes productive use of the vacant property and is in conformance with the master plan. The building's design, presented in an accompanying Design Review application, uses energy-efficient materials and offers a solution that fits the neighborhood's character while meeting Title 30 requirements and enhancing the area's overall look.

We're excited to bring this development to the neighborhood and ask that the application be reviewed, approved, and scheduled for the Planning Commission as soon as possible. Given the project's potential to meet community needs and align with planning goals, we're eager to move forward quickly to bring this plan to life.

Sincerely,



Caron Richardson
Land Use Consultant

cc: Michael Austin, MTA Properties, LLC

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0560-FRANLEN AIRPORT CENTER, LLC:

USE PERMIT for a restaurant.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) allow an attached sidewalk; and 3) alternative driveway geometrics.

DESIGN REVIEW for a proposed industrial building on 3.44 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located on the south side of Sunset Road and the west side of Spencer Street within Paradise. JG/lm/kh (For possible action)

RELATED INFORMATION:

APN:

177-02-102-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the landscape buffer to zero feet where 15 feet is required when adjacent to a commercial district (east property line) per Section 30.04.02 (a 100% reduction).
- b. Reduce the landscape buffer wall (west, east, and north property lines) to 6 feet where 8 feet is required per Section 30.04.02 (a 25% reduction).
2. Allow an attached sidewalk to remain along Spencer Street where a detached sidewalk is required per Section 30.04.08.
3. Reduce the throat depth for a driveway along Spencer Street to 36 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (a 52% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 1705 E. Sunset Road
- Site Acreage: 3.44
- Project Type: Proposed restaurant/office warehouse and light manufacturing
- Number of Stories: 2
- Building Height (feet): 46
- Square Feet: 96,324 (proposed restaurant/office warehouse building)
- Parking Required/Provided: 133/135
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a proposed office warehouse building for light manufacturing with a restaurant tenant space centrally located on the site. Access to the site is from Sunset Road with gated access from Spencer Street. The building is set back 62 feet from the north (Sunset Road) property line, 64 feet from the south property line, 62 feet from the west property line, and 26 feet from the east property line shared with APN 177-02-102-008.

The plans show the proposed restaurant space is located at the northwest corner of the building, and the remainder of the building consists of a 2 level light manufacturing industrial use that will occupy the first and second levels of the building. Parking is provided on all sides of the building, with 47 parking spaces available north of the gated parking located in the southerly portion of the site. The easterly gate is located 51 feet from Spencer Street, and the westerly gate is located over 300 feet from Sunset Road. Drive aisles along Sunset Road are 24 feet wide, with side and rear drive aisles ranging from 24 feet to 29 feet wide. Loading spaces are located on the south and east sides of the building. Trash/recycling enclosures are located on the west and east sides of the building. Attached sidewalks exist along Sunset Road and Spencer Street. There is no cross access provided with the existing industrial property to the southwest (APNs 177-02-102-014 and 177-02-102-015). A transit stop is located to the east within 528 feet of the center of the site along Sunset Road.

Landscaping

The plan depicts both street and parking lot landscaping provided per Code. Along the east property line there is a 15 foot wide landscape buffer with a 6 foot high screen wall, 2 rows of offset trees spaced 20 feet apart, which transitions to zero feet adjacent to the existing retail building to the east. Along the north property line adjacent to the easterly retail building there is a 15 foot wide landscape buffer with a 6 foot high screen wall, which includes a 6 foot wide utility easement and 2 rows of offset trees spaced 20 feet apart. Along the west property line there is a 15 foot wide landscape buffer with a 6 foot high screen wall, with 2 rows of offset trees spaced 20 feet apart. The southern portion of the west screen wall, located south of the proposed security gate, will be increased to 8 feet high. There is an 8 foot high screen wall proposed along the south property line. The Sunset Road street landscape is to be maintained with 6 existing Palo Verde trees, 7 existing palm trees, and 4 new Palo Verde trees. The 4 date palms at the existing driveway along Sunset Road will be removed and replaced with 4 new Palo Verde trees and shrubbery interspersed throughout the landscape strip. Spencer Street and driveway landscaping consists of 4 new Palo Verde trees with shrubbery. Along Sunset Road, 21 trees are required and 21 trees are provided. Along Spencer Street, 4 trees are required and 4 trees are provided. Parking lot landscaping is provided throughout the site.

Elevations

The plans depict a typical concrete tilt-up shell industrial building with varied rooflines, a maximum of 46 feet high. The building exterior primarily consists of painted concrete tilt-up panels with architectural details. The north elevation includes architectural wood siding, metal panels, floor to ceiling window walls, and the westerly portion of the building for the restaurant tenant space includes 4 glass overhead doors and a covered second balcony level. The west elevation includes architectural metal panels, storefront windows on the second level, and channel glass details. The east elevation includes architectural wood siding, metal panels,

storefront windows on the second level, an overhead door to the manufacturing space, channel glass details, and a glass overhead door adjacent to the restaurant tenant space. The south elevation includes 5 overhead doors to the manufacturing space and channel glass details.

Floor Plans

The plans depict a 96,324 square foot building consisting of 2 levels. The first level consists of a 4,536 square foot restaurant at the northwest corner of the building. The restaurant entrance is located under the main covered entry. The remainder of the building, 91,788 square feet, consists of a light manufacturing use consisting of a millwork finishing and fabrication shop with associated office and warehouse spaces.

Applicant's Justification

The applicant indicates that the proposed uses complement each other as well as this portion of the community. The proposed restaurant will provide an opportunity for convenient dining for employees and the community at large by providing the potential for reduced travel times for people who work and live in the neighborhood. A transit stop is located to the east along Sunset Road, providing opportunities for multiple forms of transportation to the site. The applicant also indicates that the gates will remain open during normal business hours for light manufacturing use. The reduced landscaping is provided directly behind the existing convenience store to the east, and required trees have been reallocated throughout the site to mitigate any heat island effects.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0596-11 (ET-0015-13)	First extension of time for waiver of parking lot landscaping and screening mechanical equipment for a modular office and retail building - expired	Approved by PC	April 2013
WS-0596-11	Waiver for parking lot landscaping and screening mechanical equipment for a modular office and retail building - expired	Approved by PC	February 2012
ZC-1930-05	Reclassified the subject site to C-2 zoning for an office/retail development	Approved by BCC	January 2006

*Additional land use applications have been approved on this site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF & CG (AE-70)	Harry Reid International Airport & retail with gas station
South	Business Employment	RS20 & IP (AE-65)	Undeveloped & office
East	Business Employment	IP (AE-65 & AE-70)	Undeveloped
West	Business Employment	CG (AE-65 & AE-70)	Shopping center

Related Applications

Application Number	Request
ZC-24-0559	A zone change to reclassify the site from CG zoning to IP zoning is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the proposed restaurant use is compatible with the proposed light manufacturing facility. The site has adequate parking to serve the proposed uses, including the restaurant use when the light manufacturing gates are closed to the southerly parking areas, and staff does not anticipate any adverse effects between uses, or on the properties in the surrounding area. Therefore, staff can support this request.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The purpose of landscape buffering is to enhance the visual appearance of the community and reduce impacts of uses and activities on neighboring properties, along with reducing the heat island effect. The reduction to the landscape buffer is located along the southerly portion of the east property line adjacent to the existing convenience store building. The space will effectively only be visible from the proposed light manufacturing building, as the full extent of the buffer will not be visible from Sunset Road, and the convenience store was constructed up to the shared property line with no windows or openings to the buffer area. The required 6 trees that would be located within the landscape buffer area have been distributed to the driveway entrances (2 trees at the Sunset Road entrance and 4 trees at the Spencer Street entrance). Overall, the proposed

landscape plan meets the intent of the Master Plan Policy EN-1.1 for maintaining neighborhood integrity through compatible development. As a result, staff supports this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area, 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Overall, staff finds that the proposed light manufacturing building with restaurant provides new employment opportunities for the area. The location of the proposed uses is also sited along a major transportation corridor. The design of the proposed building is generally modern and consistent with other industrial buildings both within Clark County. The use of the glass wall on the north side of the building adds interesting architectural detail to the building as well as providing ample viewing of the airport runways and views of resort corridor. In addition, there is sufficient parking provided on the site, with 47 parking spaces provided in the ungated area where 30 parking spaces are required for the restaurant use, and circulation is generally well thought out on the site. Staff has no concern about the lack of cross access provided to the properties to the southeast as there is no access point provided along the shared property line.

The landscaping has been well provided to preserve existing street landscaping along Sunset Road with the addition of new street trees, parking lot landscaping, and landscape buffers which are able to provide needed shade in an area with growing heat island impacts. Since the overhead doors are for the restaurant use and will provide views to the airport flight path, staff can support this portion of the design, however, if the use converts to an industrial use in the future staff would request additional street landscaping along Sunset Road to aid in masking solid overhead doors. Additionally, the development of the subject site would also activate a previously underutilized property which will support Master Plan Policy 1.4.4, which encourages the redevelopment of previously used in-fill lots. For the reasons stated, staff is able to support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the request to not install detached sidewalks along Spencer Street. With the existing utilities the detached sidewalk will only be for a minimal distance.

Waiver of Development Standards #3

Staff has no objection to reduce throat depth for the commercial driveway on Spencer Street. The driveway should see minimal use as it will not be for public access.

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 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that if the restaurant use space converts to an industrial or commercial use with solid overhead doors facing Sunset Road, additional street landscaping per code standards will be required; within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised 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 30.02.26B 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; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0460-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: MICHAEL AUSTIN
CONTACT: CARON RICHARDSON, STAMPED & SIGNED, LLC, 341 SIMON BOLIVAR
DRIVE, HENDERSON, NV 89014**



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-02-102-008

PROPERTY ADDRESS/ CROSS STREETS: cell 1705 E Sunset Rd.
4727 Sunset Rd.; SW corner of Sunset Rd. and Spencer St.

DETAILED SUMMARY PROJECT DESCRIPTION

The vacant parcel's designated land use is Business Employment with existing zoning for Commercial General. The application is a request for a conforming zone change from CG to IP, a Design Review and Waiver of Development Standards for the development of an approximately 90,000 s.f., two-story building to house millwork manufacturing, office space and a restaurant.

PROPERTY OWNER INFORMATION

NAME: Franlen Airport Center, LLC
ADDRESS: 6 Packsaddle Road East
CITY: Rolling Hills STATE: CA ZIP CODE: 90274
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: MTA Properties, LLC, c/o Michael Austin
ADDRESS: 6440 Polaris Ave.
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 24-100890
TELEPHONE: 702 730.0078 CELL 702-400-4599 EMAIL: maustin@agcnv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Caron Richardson
ADDRESS: 341 Simon Bolivar Dr.
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID # 24-100890
TELEPHONE: _____ CELL 702 523.2724 EMAIL: caronrichardson1528@gmail.com

*Correspondent will receive all communication on submitted application(s).

(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.

Anne Merelie Murrell
Property Owner (Signature)*

Anne-Merelie Murrell
Property Owner (Print)

7-23-2024
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input checked="" type="checkbox"/> UC	<input checked="" type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) UC-24-0560

ACCEPTED BY RR

PC MEETING DATE —

DATE 10-8-24

BCC MEETING DATE 12-4-24

FEES _____

TAB/CAC LOCATION PARADISE

DATE 11-12-24

10



07 October 2024

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, Nevada 89106

**Re: Justification Letter: Design Review, Special Use, Waiver of Development Standards
Sunset Spencer Industrial Building
1705 E Sunset Rd.; APN: 177-02-102-008 (Property)
APR: 24-100890**

To Whom It May Concern:

On behalf of MTA Properties, LLC, this justification letter outlines a Design Review, Special Use Permit and Waiver of Development Standards application for industrial development on 3.44 acres at 1705 E Sunset Rd. The vacant parcel, generally located southwest of the corner at Sunset Rd. and Spencer St., is in a planned Business Employment (BE) land use and is currently zoned CG. The applications support the Rezone request to IP, accommodating low to moderate-intensity manufacturing of millwork with supporting office spaces and a restaurant.

Project Description:

This development plan provides a total building area of **96,324 s.f.**, on two floors, with 30% site coverage; ground floor space at 45,694 s.f., including a restaurant, as a Special Use, with supporting office and storage space, on the second floor, that encompasses 50,630 s.f. The maximum building height is expected to be 46' with mechanical equipment appropriately screened.

The existing driveway at Sunset Rd. will remain in its current configuration and parking areas surrounding the building are adequately landscaped with landscape fingers as required. Side and rear landscape adjacent to existing uses are provided according to the code with the exception of a small portion along the east property line adjacent to the existing convenience store. A description of this area is outlined in the Wavier of Development Standards.

Most truck deliveries, typically 26' box trucks, will utilize the gated entry, to remain open during business hours, on Spencer St. to minimize conflicts with car traffic at the Sunset Rd. driveway. This solution reduces the need for trucks to circulate around the site and provides direct access to loading areas at the rear of the building. Some loading zones provide access directly inside the building, out of the drive aisle, for efficiency while loading or unloading materials and products. The entry is designed to accommodate incoming traffic effectively.

Design Review: Site and Building Design (Non-Residential), 30.04.05:

The rectangular parcel, with a corner cut-out that accommodates the existing convenience store, is optimally suited for building orientation in an east-west direction. The design solution efficiently integrates landscaping, circulation, and parking around the building, with two existing driveways facilitating access. The driveways and existing sidewalks will remain intact without negative impact to adjacent uses. New landscaping at the driveways and behind existing sidewalk areas will be added to fulfill Title 30 requirements.

The secondary gated driveway, on Spencer St., **will remain open during business hours** and is designated for delivery trucks and employee access. Minimizing vehicle conflicts by separating delivery traffic from general circulation enhances site safety and ensures a smooth flow of vehicles throughout the property. The side and rear areas of the new development will be secured with rolling gates, to control access, protect valuable equipment and materials, ensure employee safety, and prevent unauthorized entry that could lead to security breaches or operational disruptions. Given these security measures, **cross access, as listed in Sec.**

UC-24-0560
PLANNER COPY
341 Simon Bolivar Dr.
Henderson, NV 89014
c: (702) 523.2724

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30.04.05G.4, with the developed parcels and the undeveloped parcel to the south, is neither feasible nor necessary for the functionality and safety of the site. A Waiver of Development Standards is requested and outlined below in this letter.

Building setbacks, defined in Title 30, are shown below and delineated on the site plan accordingly. The building is sited to exceed the minimum requirements:

	Required	Provided		Required	Provided
Front	20'	62'-7"	Side Interior	10'	26'/62'-5"
Rear	0'	64'-8"	Side Street	20'	179'-5"

Building and Materials:

This new building provides increased and efficient manufacturing space for millwork manufacturing and associated operations. Energy-efficient tilt-up concrete panels will be utilized to create a context-sensitive design, offering a visually appealing and cost-effective building solution while also delivering significant time savings during construction. The exterior building materials consist of architectural metal panels, wood siding, channel glass, and perforated metal panels, providing both horizontal and vertical articulation.

A spacious second-floor patio provides a shaded ground floor entry, enhancing the building's aesthetic appeal and character. A portion of the front façade will include an insulated glass curtain wall system and channel glass providing interest and visibility, from inside office spaces, across the valley. The building height is expected to be 46' where 50' is allowed in IP. Overall, the building design significantly improves the appearance of the neighborhood, which is currently dominated by large, big-box buildings. Exterior wall mounted light fixtures, at 20', both for security and site safety, will accentuate the architectural features and add a refined glow, while reflecting "down" to avoid light shining past the property lines.

Sustainability: Sec. 30.04.05

Supporting the implementation of the Clark County Sustainability and Climate Action Plan, the development solution incorporates environmentally friendly and sustainable development features to enhance its overall efficiency and minimize environmental impacts. The strategies listed below and supplemented with the 7 points claimed on the Sustainability Provision list, align with sustainable building practices, contributing to a healthier and energy-efficient development.

- The site is strategically located near a public transit stop on Sunset Rd. promoting alternative transportation options reducing reliance on personal vehicles; the location of the public transit stop, within 581' of the parcel, allows a 10% site parking credit, reducing required parking from 147 spaces to 133 spaces;
- Two electric bike racks will be installed (as shown on the site plan) to provide charging ability for 4 bikes, encouraging cycling as a sustainable mode of transportation;
- EV parking spaces, 7 required, including 3 required EV Ready spaces are provided;
- Supporting energy efficiency, façade glazing will be high performance (low-e glass) and is shaded with perforated metal panels, where shown on the elevation views to provide indirect workspace lighting reducing energy use, artificial lighting costs and heat gain while maintaining consistent indoor temperatures.
- A white membrane roof system, for a cool roof will be utilized to reflect sunlight and absorb less heat than a standard roof; this roofing solution decreases energy costs by lowering the surrounding air temperature and mitigates the heat island effect.
- The first-floor ceiling height, in the office areas, will be 12'-0" with higher ceiling height in the manufacturing areas to provide an enhanced sense of space, improve air circulation, and greater lighting flexibility contributing to sustainability and comfortable and visually appealing work environment.

Special Use Permit:

Introducing a restaurant as an amenity, in the IG development provides a compatible use in the neighborhood and an opportunity for convenient dining, attracting both employees of the proposed building and customers and employees of surrounding businesses. Complementing the neighborhood's existing industrial character, granting a Special Use Permit aligns with broader community goals, while contributing to reduced travel times for people who work or live in this neighborhood.

Waiver of Development Standards:

1. Sec 30.04.02C.1: Reduce landscaping from 15' to 0' where buffering between different uses is required for a portion along the east property line:

- Requesting a reduction of landscaping, in approximately 1,186 s.f., along a portion of the east property line, directly behind the existing C-store, in an area that will be behind security gates;
- The landscape reduction will not increase heat island effects due to the tree shading strategy and 10% increase of plant material in key areas along with the use of drought-tolerant plants to mitigate heat gain.

2. Sec 30.04.02C: Buffering and screening: Allow portions of the existing boundary wall to remain at 6', where 8' is required, along the north, west and east property lines:

- A boundary wall exists along these property boundaries;
- Adjacent property owners have been contacted and will provide notarized letters stating agreement that the walls are sufficient;
- An existing section of wall, along the west property line, will be increased to 8', from the new security gate to the southern property line; similarly, along the southern property shared with the existing office complex, a 3' wall will be increased to 8'.

3. Sec 30.04.08C.5: Detached sidewalks required along arterial, collector, and local streets

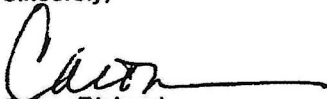
- An existing attached sidewalk, on Spencer St., is requested to remain in place, without interruption between the subject parcel and adjacent parcels, with a proposed 17' deep landscape strip, exceeding the minimum 10' requirement;
 - Replacing the sidewalk would require extensive construction with utility and infrastructure disruption, resulting in negative impact to neighboring properties;
 - Preserving the existing attached sidewalk minimizes environmental impacts, contributing to overall sustainability of this development and reduces the carbon footprint associated with new construction.

4. USD 222.1 Throat Depth: Request a reduction in throat depth from 75' to 36'

- Site-specific conditions ensure that safety, traffic flow, and operational functionality are not compromised with the following solution to reduce throat depth:
 - There is additional paving in this drive aisle, from the 36' throat, to the first loading space of 119'-5", providing adequate length and effective traffic management to accommodate internal traffic flow to prevent vehicle back-ups in Spencer St.;
 - The Spencer St. gates, setback 51'-3" from the property line will remain open during business hours;
 - Moderate traffic at this driveway will be used primarily for employees and vendor deliveries with minimal truck or large vehicle movements, eliminating the need for a longer throat depth;
 - With the extended drive aisle length, the risk of vehicles queuing at the Spencer St. driveway is minimized, making a reduced throat depth feasible.

In conclusion, the applications for this industrial, office and restaurant development presents a thoughtfully planned solution that aligns with the master plan's vision for growth, efficient land use, sustainability, and community vitality. The building design features energy-efficient materials and a context-sensitive solution while improving the aesthetic quality of the neighborhood. The Waiver of Development Standards offer a practical solution that maintains overall design integrity, supporting Title 30 intent, without compromising functionality or site safety. We respectfully request review and approval of the Design Review, Special Use Permit and Waiver of Development Standards to move this project forward to the Planning Commission as soon as possible. We are eager to complete development and make a positive impact in this neighborhood.

Sincerely,



Caron Richardson
Land Use Consultant

cc: Michael Austin, MTA Properties, LLC

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APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0551-WJB NV, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** off-site improvements (curb, gutter, streetlights, and sidewalks); and **2)** allow existing attached sidewalk on 9.04 acres in a RS20 (Residential Single-Family 20).

Generally located on the south side of Russell Road and the east side of Gateway Road within Paradise. JG/bb/kh (For possible action)

RELATED INFORMATION:

APN:

161-31-503-018; 161-31-503-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Waive off-site improvements (curb, gutter, streetlights, and sidewalks) along South Gateway Road where off-site improvements are required per Section 30.04.08.
- b. Waive off-site improvements (curb, gutter, streetlights, and sidewalks) along South Lamb Boulevard where off-site improvements are required per Section 30.04.08.
2. Allow existing attached sidewalk and waive off-site improvements (detached sidewalks) along Russell Road where off-site improvements are required per Section 30.04.08.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5840 S. Gateway Road
- Site Acreage: 9.04
- Project Type: Subdivision
- Number of Lots: 2
- Density (du/ac): 0.22
- Minimum/Maximum Lot Size (square feet): 40,381/353,707

Site Plan

This application is required due to a proposed minor subdivision map change to the interior property line. The map will change the existing 2 lots from 4.34 acre and 4.71 acre lots to an 8.12 acre parcel 1, and 40,381 square foot parcel 2. The western parcel 1 has existing driveway access to South Gateway Road, and the eastern parcel 2 has existing driveway access to South

Lamb Boulevard. Both parcels have existing principal single-family residential homes that will meet existing setbacks. Parcel 1 has 2 accessory living quarters in addition to the principal residence. The 524 square foot and 896 square foot accessory living quarters were previously approved by UC-0512-14.

Landscaping

No changes are proposed to the existing and extensive perimeter landscaping. The owner is changing the configuration of the existing 2 lots with no changes proposed to the existing perimeter walls along South Lamb Boulevard, South Gateway Road, and Russell Road. Large mature trees straddle the existing walls along Russell Road and South Gateway Road. A wide area of extensive landscaping, mature trees and decorative rock features with an existing decorative wall is located adjacent to South Lamb Boulevard. Existing landscaping along Gateway Road and Lamb Boulevard meet or exceed the minimum 6 foot wide landscape width and required number of trees. The applicant is requesting a waiver to eliminate off-site improvements.

Applicant's Justification

The applicant is requesting to waive full off-sites in conjunction with a minor subdivision map to reconfigure 2 existing lots. The lots include parcels 161-31-502-018 and 161-31-502-019 and are zoned RS20. The applicant submitted a minor subdivision map to amend the property lines between the 2 parcels. Off-site improvements are required due to the proximity to Russell Road and existing off-sites on the north end of the property. The applicant is requesting to waive off-site improvements on South Gateway Road and South Lamb Boulevard, since there is no proposed new development. No new detached sidewalks are proposed, and no construction is proposed with this request.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0512-14	Second accessory apartment and wall	Approved by PC	July 2014
WS-0805-13	Off-site improvements and drainage study	Approved by BCC	February 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2 & RS20	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
West & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential & undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Public Works - Development Review

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

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

Waiver of Development Standards #2

Staff cannot support the request to not install detached sidewalks along Russell Road. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of

time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant to remove landscaping in right-of-way on Lamb Boulevard and Gateway Road.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WJB NV, LLC

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

Note: 30,04,08 ^{PLW} waiver and LS waiver



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-31-503-018 and 019

PROPERTY ADDRESS/ CROSS STREETS: Russell/Lamb

DETAILED SUMMARY PROJECT DESCRIPTION

Waive off-sites in conjunction with pending minor subdivision map MSM-23-600047

PROPERTY OWNER INFORMATION

NAME: WJBVN LLC
 ADDRESS: 2764 N Green Valley Pkwy, #258
 CITY: Henderson STATE: NV ZIP CODE: 89014
 TELEPHONE: n/a CELL n/a EMAIL: n/a

APPLICANT INFORMATION (must match online record)

NAME: WJBVN LLC
 ADDRESS: 2764 N Green Valley Pkwy, #258
 CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID # n/a
 TELEPHONE: n/a CELL n/a EMAIL: n/a

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell
 ADDRESS: 1980 Festival Plaza Drive, Suite 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
 TELEPHONE: 702-792-7000 CELL _____ EMAIL: solson@kcmvlaw.com

*Correspondent will receive all communication on submitted application(s).

(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 and 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)

William Brinton
 Property Owner (Print)

June 5, 2024
 Date

DEPARTMENT USE ONLY:

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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WS-24-0551

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 10-2-2024

BCC MEETING DATE 12-4

FEES _____

TAB/CAC LOCATION Paradise

DATE 11-12-2024

AAR-24-100740

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

KAEMPFER

CROWELL

ELISABETH E. OLSON
oolson@kcnvlaw.com
D: 702.792.7039

August 7, 2024

VIA ONLINE SUBMITTAL

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

PLANNER
COPY

**Re: Justification Letter – Waiver of Off-Sites
Lamb and Gateway
WJBVN, LLC**

To Whom It May Concern:

This firm represents WJBVN, LLC (the “Applicant”) in the above referenced matter. This application is a request for a waiver of full off-sites in conjunction with a minor subdivision map on property located on 9.04 acres on the southeast corner of Gateway Road and Russell Road (the “Site”). The Site is more particularly described as Assessor’s Parcel Numbers 161-31-503-018 and 019 The Property is zoned RS20 and master planned RN.

The Applicant submitted a minor subdivision map to amend the property lines between the two parcels. Off-sites are required to be installed in conjunction with a subdivision map if the property is within 660-feet from existing off-sites. Here, the Site is located within 660-feet from Russell Road, which includes existing off-sites. The Applicant is requesting to waive the requirement for two reasons. First, the Applicant is not requesting to develop any new additional buildings at this time. Rather, the parcel map is simply to adjust the existing lot lines and subsequently sell a portion of the Site. Second, the Site is located within a rural area which does not currently include off-sites. Installation of curb, gutter, sidewalk, and street lights would significantly veer from the rural nature in this area.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0566-SIERRA INVESTMENT PROPERTIES, LLC-SER CAMERO:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) Eliminate street landscaping; and 2) off-site improvements in conjunction with a proposed single-family residential subdivision on 1.25 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located on the south side of Camero Avenue, 440 feet west of Eastern Avenue within Paradise. MN/nai/kh (For possible action)

RELATED INFORMATION:

APN:

177-14-602-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Camero Avenue where a 6 foot wide landscape area consisting of 1 large tree every 30 feet required by Section 30.04.01D. (a 100% reduction).
2. Waive off-site improvements (streetlights, curb, and gutter) where required per Section 30.04.08C.

LAND USE PLAN:

WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 1.25
- Density: 2.4
- Project Type: 3 lot subdivision

Site Plan

The plan indicates a 1.25 acre lot that will be subdivided into 3 separate parcels. The entrance into the subdivision from the south side of Camero Avenue. There is a hammerhead private street that splits the parcels into the western and eastern portions. The buildable area for the future homes will be on the western side. On the east side of the hammerhead there is an linear vacant area that will be used as landscaping as the applicant states in their justification letter.

Applicant's Justification

The applicant is requesting a waiver of development standards for off-site (streetlights, curb, and gutter) improvements and street landscaping along Camero Avenue. The lot will be subdivided into 3 lots for single family residences. The applicant states that the approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0452-05	Reclassified 1.3 acres from RE (Rural Estates Residential) zoning to R-1 (Single Family Residential) zoning for a future residential development	Approved by BCC	May 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South, East, & West	Low-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Staff finds that along the north side of Camero Avenue there are trees planted approximately every 30 feet. Along the south side of Camero Avenue, where the entrance of the property is located, there are existing attached sidewalks yet no street landscaping. On the site plan it shows that the applicant will include attached sidewalks along the front entrance without any street landscaping. Staff finds that this will not be harmonious to the properties north side of Camero Avenue. Staff does not typically recommend approval for street landscaping waivers. Therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to not install detached sidewalks along Camero Avenue. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of occupancy and/or business license shall not be issued without approval of a Certificate of Compliance
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Comply with approved drainage study PW24-15681;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet for Camero Avenue.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0369-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIERRA INVESTMENT PROPERTIES, LLC-SER CAMERO
CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON STREET, LAS VEGAS, NV
89102

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-14-602-009

PROPERTY ADDRESS/ CROSS STREETS: Camero/Eastern

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of development standards for detached sidewalks and landscaping.

PROPERTY OWNER INFORMATION

NAME: Sierra Investment Properties LLC-Camero Series

ADDRESS: 175 E. Warm Springs Road Suite A

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-270-3000

CELL 702-270-3000

EMAIL: developer@sierragrouplv.com

APPLICANT INFORMATION

NAME: Javier Avila-Pena

ADDRESS: 175 E. Warm Springs Road Suite A

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: 702-270-3000

CELL 702-270-3000

EMAIL: developer@sierragrouplv.com

CORRESPONDENT INFORMATION

NAME: Josh Harney

ADDRESS: 1210 Hinson St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89102

REF CONTACT ID # 125485

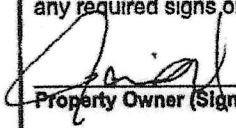
TELEPHONE: 702-870-8771

CELL 702-870-8771

EMAIL: joshh@baughman-turner.com

*Correspondent will receive all project communication

(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)*

Javier Avila-Pena, Manager
Property Owner (Print)

6/5/2024
Date

DEPARTMENT USE ONLY:

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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WS-24-0506

ACCEPTED BY NAI

PC MEETING DATE _____

DATE 10/9/2024

BCC MEETING DATE 12/4/2024

Fee \$800.00

TAB/CAC LOCATION Paradise

DATE 11/12/2024

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

July 22, 2024

Clark County Current Planning
500 S Grand Central Parkway
Las Vegas, Nevada 89155

Re: MSM 24-600036 - APN 177-14-602-009

To Whom It May Concern,

Please let this letter serve as justification for a Waiver of Standards for detached sidewalks and the landscaping requirement per Figure 30.04.01.D.7 on a three-lot parcel map located about 500 ft west of the intersection of Camero Avenue and Eastern Avenue. The vacant 1.25-acre site is comprised of APN 177-14-602-009.


The proposed three lots will be developed as single-family residences. The property is zoned RS-10. The parcels are bordered on three sides by RS-20 zoning and there is RS-5.2 zoning to the north. Everything around this parcel has been developed. This is the remaining undeveloped parcel in the area.

This applicant is asking for a Waiver of Development Standards for the detached sidewalk sidewalks and the landscaping requirement per Figure 30.04.01.D.7 on Camero Avenue. There is no sidewalk to the north or immediately to the east or west, much less a detached sidewalk. Therefore, the detached sidewalk will look out of place and detract from the uniformity of the area. If required, the detached sidewalks would only be in front of one lot and would create a sidewalk to nowhere dead ending at the developed parcels to the east and west. The detached sidewalk is not necessary for beautification or pedestrian ease. For these reasons, a waiver of the detached sidewalk sidewalks and the landscaping requirement per Figure 30.04.01.D.7 is requested. Per the preliminary comments for MSM-24-600002 for full offsites on Camero Ave., an attached sidewalk will be provided.

The site plan includes an open space along the east property line. The area is formed by the location of the interior roadway. This provides an area for landscaping, creating curb appeal for the entryway. This open space will be landscaped with drought tolerant plants and decorative rock for minimal maintenance. The area will be maintained by the property owners.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas. Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.


Josh Harney
Project Coordinator

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WS-24-0566