



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

November 14, 2023

7:00pm

Note:

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

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

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

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

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

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

the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for October 31, 2023. (For possible action)
- IV. Approval of the Agenda for November 14, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 1. **UC-23-0712-NOVAL LP:**
USE PERMIT for a kennel (animal daycare, boarding and grooming) in conjunction with an existing shopping center on 11.0 acres in a C-2 (General Commercial) Zone in the Russell Road Transitional Corridor Overlay District. Generally located on the southwest corner of Russell Road and Pecos Road within Paradise. JG/jud/syp (For possible action) **PC 12/5/23**
 2. **VS-23-0690-POLV LLC:**
VACATE AND ABANDON a portion of right-of-way being Harmon Avenue located between Las Vegas Boulevard South and Audrie Street within Paradise (description on file). JG/rp/syp (For possible action) **PC 12/5/23**
 3. **WS-23-0700-VEGA-VILLALBA VICTOR MANUEL & VEGA PAULA:**
WAIVER OF DEVELOPMENT STANDARDS to increase the height of an accessory structure in conjunction with a single family residence on 0.5 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Cottontail Lane, 480 feet south of Rochelle Avenue within Paradise. TS/nai/syp (For possible action) **PC 12/5/23**
 4. **WS-23-0717-RPI REGAL LP:**
WAIVER OF DEVELOPMENT STANDARDS for driveway geometrics.
DESIGN REVIEWS for the following: 1) restaurant with drive-thru; and 2) alternative parking lot landscaping in conjunction with an existing shopping center on 1.0 acre in a C-2 (General Commercial) (AE-70 & AE-75) Zone. Generally located on the north side of Sunset Road and the east side of Eastern Avenue within Paradise. JG/bb/syp (For possible action) **PC 12/5/23**
 5. **AR-23-400151 (UC-22-0521)-COUNTY OF CLARK (LV CONV AUTH):**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) recreational facility; 2) fairground; and 3) live entertainment.
DESIGN REVIEWS for the following: 1) recreational facility; 2) fairground; and 3) live entertainment in conjunction with a convention facility on 51.8 acres in a P-F (Public Facility) Zone. Generally located on the north side of Sierra Vista Drive and the east and west sides of University Center Drive within Paradise. TS/nai/syp (For possible action) **BCC 12/6/23**

6. **ET-23-400133 (VS-21-0452)-CAMPUS VILLAGE GROUP, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for a portion of a right-of-way being Maryland Parkway located between University Avenue and Harmon Avenue within Paradise (description on file). TS/dd/syp (For possible action) **BCC 12/6/23**

7. **ET-23-400144 (UC-19-0624)-S. VALLEY VIEW TWAIN, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) multiple family residential development; 2) increase density; and 3) an accessory commercial use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase height; 2) reduce parking; 3) allow modified driveway design standards; 4) reduce driveway separation; and 5) reduce commercial driveway radius.
DESIGN REVIEW for a multiple family residential development on 6.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Highland Drive between Polaris Avenue and Morgan Cashmans Way within Paradise. JJ/tpd/syp (For possible action) **BCC 12/6/23**

VII. General Business (For possible action)

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

IX. Next Meeting Date: November 28, 2023.

X. Adjournment.

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



Paradise Town Advisory Board

October 31, 2023

MINUTES

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

Brady Bernhart; Planning, Alvaro Lozano Community Services Specialist

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

II. Public Comment:
None

III. Approval of September 26, 2023 Minutes

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

Approval of Agenda for October 31, 2023

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

V. Informational Items (For Discussion only)

VI. Planning & Zoning

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

PC 11/21/23

MOVED BY-Philipp

APPROVE- Development of Standards Subject to staff conditions

DENY-Design Review

VOTE: 4-0 Unanimous

2. **UC-23-0681-2151 SUNSET, LLC:**
USE PERMIT for a recreational facility.
WAIVER OF DEVELOPMENT STANDARDS to reduce required parking.
DESIGN REVIEWS for the following: 1) warehouse and recreational facility; and 2) increase finished grade on 2.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the southeast corner of Surrey Street and Sunset Road within Paradise. JG/jud/syp (For possible action)

BCC 11/21/23

MOVED BY-Cunningham

APPROVE-Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

3. **ZC-23-0665-WHTBX DECATUR, LLC:**
ZONE CHANGE to reclassify 1.0 acre from a C-2 (General Commercial) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for an office/warehouse facility on 4.4 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the northeast corner of Decatur Boulevard and Post Road within Paradise. MN/sd/syp (For possible action)

BCC 11/21/23

MOVED BY-Williams

APPROVE-Subject to staff conditions

VOTE: 4-0 Unanimous

4. **VS-23-0666-WHTBX DECATUR, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street and between Post Road and Sobb Avenue, and a portion of right-of-way being Post Road between Decatur Boulevard and Cameron Street, and a portion of right-of-way being Decatur Boulevard between Sobb Avenue and Post Road within Paradise (description on file). MN/sd/syp (For possible action)

BCC 11/21/23

MOVED BY-Williams

APPROVE-Subject to staff conditions

VOTE: 4-0 Unanimous

5. **WS-23-0674-COUNTY OF CLARK (PUBLIC WORKS):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalk and street landscaping; 2) waive full off-site improvements; and 3) waive requirement for a County approved turnaround on Sur Este Avenue in conjunction with a minor subdivision map on 11.9 acres in an R-E (Rural Estates Residential) Zone and P-F (Public Facility) Zone. Generally located on the northeast corner of Paradise Road and Sur Este Avenue within Paradise. MN/bb/syp (For possible action) **BCC 11/21/23**

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

- VI. General Business (for possible action)
Motion was made by Philipp to appoint Swartzlander as representative and Carvalho as alternate for the Community Development Advisory Committee (CDAC) for 2023/2024 year. Vote was unanimous
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be November 14, 2023
- IX. Adjournment
The meeting was adjourned at 8:05 p.m.

12/05/23 PC AGENDA SHEET

KENNEL
(TITLE 30)

RUSSELL RD/PECOS RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0712-NOVAL LP:

USE PERMIT for a kennel (animal daycare, boarding and grooming) in conjunction with an existing shopping center on 11.0 acres in a C-2 (General Commercial) Zone in the Russell Road Transitional Corridor Overlay District.

Generally located on the southwest corner of Russell Road and Pecos Road within Paradise. JG/jud/syp (For possible action)

RELATED INFORMATION:

APN:
162-36-502-001; 162-36-502-002; 162-36-502-003

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

BACKGROUND:
Project Description
General Summary

- Site Address: 5715 S. Pecos Road
- Site Acreage: 11
- Project Type: Kennel and pet services
- Square Feet: 4,550 (Suites A-1, 4J & 4K)
- Parking Required/Provided: 603/639

Site Plans

Overall, the shopping center includes a linear building along the west and south sides of the site, and 4 pad sites located in the northeast corner of the site near the intersection of Russell Road and Pecos Road. Access to the shopping center is provided by 4 driveways from Russell Road along the north side and 2 driveways from Pecos Road along the east side.

The plans show a 4,550 square foot lease area for a proposed kennel located on the linear building along the west side of the site within the existing shopping center. There will be no outside kennel at this facility. The maximum capacity for boarding animals is 40 animals at one time. The maximum capacity overall for pet services and boarding is 90 animals.

Landscaping

There are no proposed changes to the existing landscaping.

Elevations

The photo shows an existing linear building on the west side of the site consisting of stucco, tile roof, and architectural pop outs. The color scheme consists of earth tones, light blue, and light red for color accents. No exterior changes are proposed to the existing building.

Floor Plan

The plan depicts a 4,550 square foot space consisting of 3 consecutive suites with kennels for boarding dogs and cats, indoor play areas, grooming areas, office, and lobby.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the business will cater to dogs and cats for fully interactive daycare, overnight boarding, and spa services. Furthermore, the applicant states the mission of the business is to provide a clean, friendly, and vibrant location for dogs and cats to come and play with their furry friends. The business will be partnering with local shelters, veterinarian clinics, and charities.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0361	Supper club and outside dining/drinking area	Approved by PC	October 2020
UC-0522-16	Supper club and outside dining/drinking area in the same location as this application - expired	Approved by PC	September 2016
UC-0560-12	Recreational facility (miniature golf and laser tag) in conjunction with an existing shopping center	Approved by BCC	November 2012
ZC-0589-11	Reclassified a portion of the shopping center from C-1 and C-2 to C-2 zoning for an existing shopping center with waivers for landscaping and setback requirements	Approved by BCC	January 2012
UC-1210-96 (ET-0330-99)	First extension of time to review an outside eating area in conjunction with an existing pizzeria restaurant - expired	Approved by PC	August 1999
UC-1210-96	Outside eating area in conjunction with an existing pizzeria restaurant in a different tenant space from the subject application - expired	Approved by PC	August 1996
AC-173-85	Architectural supervision to construct and maintain a shopping center	Approved by PC	November 1985

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-176-83	Reclassified a portion of the site to C-1 and C-2 zoning for a shopping center and R-D zoning on the adjacent residential development located on the west and south sides of the development	Approved by BCC	October 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	R-E, C-P, & C-1	Single family residential, office conversion from a single family residential, office development, & convenience store with gasoline sales and retail building
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-D	Single family residential
East	Corridor-Mixed Use & Urban Neighborhood	C-1 & R-3	Restaurant with drive-thru & multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The proposed use is located within a shopping center, which caters to additional commercial uses, and the proposed use is appropriate and beneficial to the surrounding neighborhood. Per the applicant, all the dogs and cats will be kept indoors. Staff does not foresee any negative impacts with the proposed use; therefore, staff is in support of this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

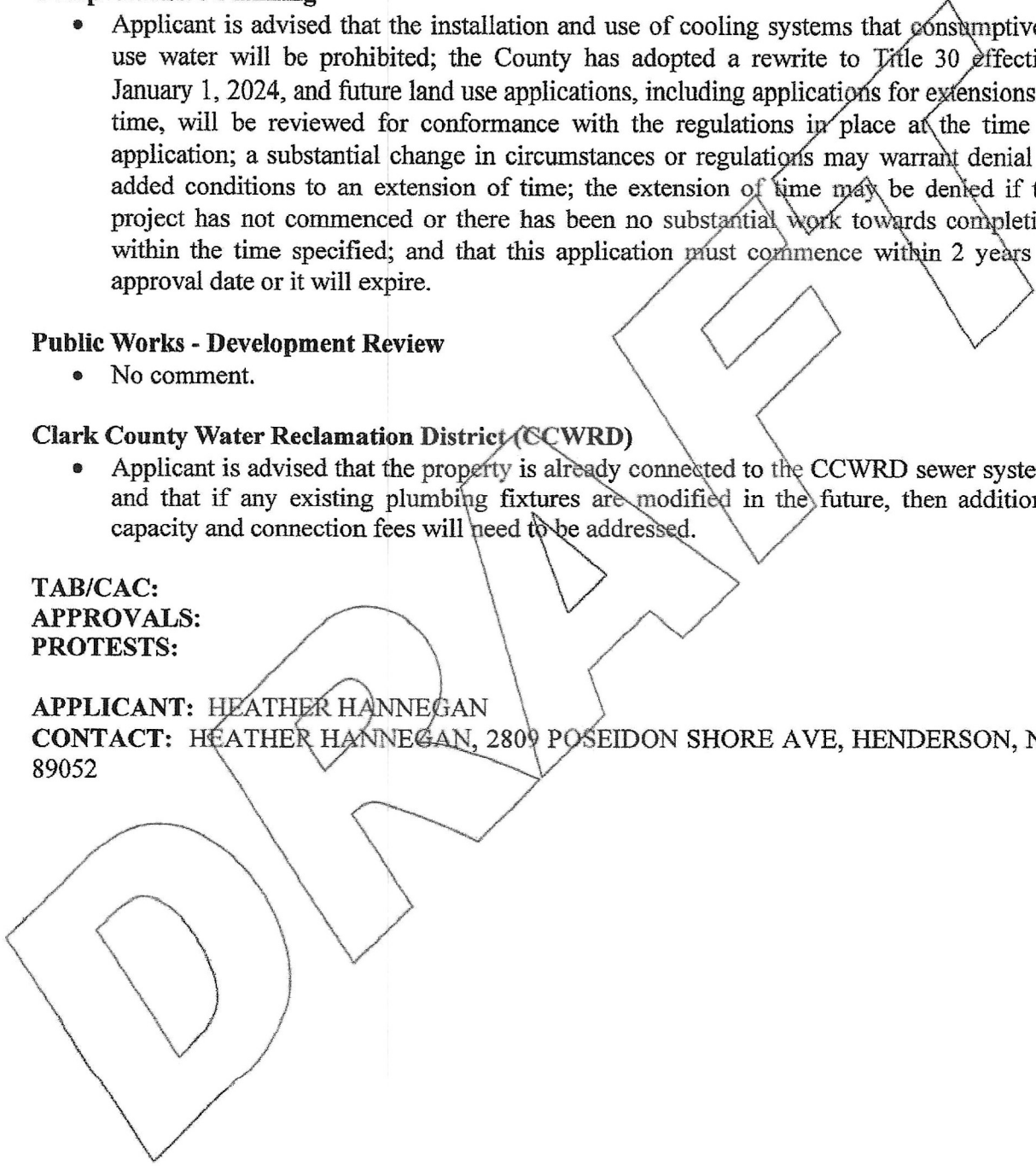
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HEATHER HANNEGAN

CONTACT: HEATHER HANNEGAN, 2809 POSEIDON SHORE AVE, HENDERSON, NV 89052





LAND USE APPLICATION PLANNER

DEPARTMENT OF COMPREHENSIVE PLANNING COPY

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

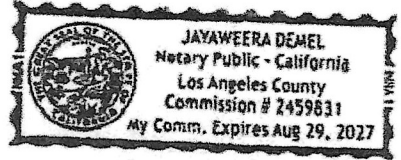
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0712</u> DATE FILED: <u>10-1-23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>11-14-23</u> PC MEETING DATE: <u>12-5-23</u> BCC MEETING DATE: <u>N/A</u> FEE: <u>1675</u>
	PROPERTY OWNER NAME: <u>Noval LP (Attn. Xavier Franco)</u> ADDRESS: <u>5715 South Pecos Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>4 Pawz, LLC, dba Hounds Town (Andrea Cole)</u> ADDRESS: <u>18530 Asuncion Street</u> CITY: <u>Porter Ranch</u> STATE: <u>CA</u> ZIP: <u>91326</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Heather Hannegan / Christian Cole 4 Pawz</u> ADDRESS: <u>2809 Poseidon Shore Ave</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>805 587 7403</u> CELL: <u>9702 883-1441</u> E-MAIL: <u>Heather.Hannegan</u> REF CONTACT ID #: _____ <u>@houndstownusa.com</u>

ASSESSOR'S PARCEL NUMBER(S): 162-36-502-003
 PROPERTY ADDRESS and/or CROSS STREETS: 3315 suite 45 / 4K / A1 / E. Russell & Pecos
 PROJECT DESCRIPTION: Kenel @ existing building (Retail) no changes to building

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

[Signature] - Constantino Noval
 Property Owner (Signature)* Property Owner (Print)

STATE OF California
 COUNTY OF Los Angeles
 SUBSCRIBED AND SWORN BEFORE ME ON 09/08/2023 (DATE)
 By Constantino Noval
 NOTARY PUBLIC: [Signature]



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

UC-13-0712

Dear Planning Department of Clark County,

Heather Hannegan, Christian and Andrea Cole are pleased to announce our interest in locating our business at the Pecos Plaza. 3315 E. Russell Road, Suites 4J, 4K and A1, Las Vegas NV 89120. We intend on leasing 4,550 Sq Ft. for a 5-year Lease with an option for 5 additional years. The business will be a Hounds Town Franchise that will cater to dogs and cats for fully interactive day care, overnight boarding as well as spa services. Our location will be the third Hounds Town Franchise in the Las Vegas Valley. We are requesting a Special Use Permit for a kennel as required per Table 30.44-1. There are no proposed changes to the existing buildings, landscaping or parking. Heather will be the owner/operator for this business. Christian will be working with Heather to get the business settled and operating at a steady pace. Andrea Cole is currently living in Los Angeles and will not be involved in the day-to-day operations.

Our Mission for the business is to provide a clean, friendly and vibrant location for dogs and cats of Las Vegas to come and play with their furry friends. It will also be a place for rescue and shelter dogs and cats to come and play as well as be noticed for adoption purposes. We will be partnering with local shelters, vets, and charities to benefit the dogs and cats of our community.

Blessings,

Heather Hannegan

805-587-7403

Chris Cole

702-883-1444

Andrea Cole

818-366-9880

12/05/23 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

LAS VEGAS BLVD S/HARMON AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0690-POLV LLC:

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

RELATED INFORMATION:

APN:
162-21-301-001

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of right-of-way being Harmon Avenue located along the north property line of the project site. The applicant states that the vacation and abandonment is necessary for the construction, operation, and maintenance of the improvements and support structures for the Harmon Bridge connection.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0126	Use permit and design review for a monorail	Approved by BCC	May 2023
UC-22-0518	Resort hotel with all associated and accessory uses, structures, and incidental buildings and structures	Approved by BCC	October 2022
UC-19-0922	Tourist club, restaurants, on-premises consumption of alcohol (service bar, supper club, tavern), retail sales and services, and offices with waivers to reduce parking and alternative landscaping and design review for modifications to an existing commercial building and parking garage	Approved by BCC	February 2020

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0978-14	Deviations to development per plan on file, allow exterior accent colors with vivid hues, with a design review demolish entrance façade and exterior remodel/modifications of the entrance façade of an existing shopping center	Approved by BCC	February 2015
UC-0465-14	Increased the height of antennas attached to an existing parking garage for a communications facility	Approved by PC	July 2014
UC-0095-14	Amusement theme park with restaurants, on-premises consumption of alcohol, outdoor live entertainment with increased building height, reduced parking, non-standard improvements within the right-of-way, and encroachment into airspace	Denied by BCC	November 2014
ZC-0021-12	Reclassified from R-4 and H-2 to C-2 zoning with a use permit for automobile repair and automobile minor paint/body shop, waivers for landscaping and buffering and allow automobile maintenance uses outside and not within an enclosed building; modified improvement standards; wall enclosed trash enclosure; and reduce drive aisle, and design review for an existing commercial development consisting of automobile repair and maintenance uses, automobile sales, accessory outside storage and office uses	Approved by BCC	April 2012
WS-0061-12	Allowed an overhead communication line on existing utility structures along a public right-of-way	Approved by PC	April 2012
UC-0924-02	Established a new use tourist club in conjunction with an existing restaurant/supper club	Approved by PC	August 2002
UC-1556-01	Office use (timeshare booth) in conjunction with an existing restaurant	Approved by PC	January 2002
UC-1131-00	Outside dining with variance to reduce parking in conjunction with a restaurant	Approved by PC	September 2000
VC-2176-97 (ET-0032-99)	Extension of time to commence a reduction of required parking	Approved by PC	January 1998
VC-1055-97	Permit a wall sign to project 3.5 feet from a wall and allow 4,800 square feet of signage	Approved by PC	September 1998
DR-1461-96	4 story Harley Davidson themed restaurant and lounge with incidental uses	Approved by BCC	October 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Harmon Corner, Planet Hollywood Resort Hotel, & Miracle Mile Shopping Center (portions)
South	Entertainment Mixed-Use	H-1	MGM Grand Resort Hotel & Showcase Mall
East	Entertainment Mixed-Use	H-1	Polo Towers & MGM Grand Resort Hotel
West	Entertainment Mixed-Use	H-1	City Center, Park MGM Resort Hotels, & CVS Pharmacy

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- If the pedestrian bridge is being attached directly to the building, an agreement with Pubic Works is required for said attachment;

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: POLV, LLC

CONTACT: REBECCA MILTENBERGER, BROWNSTEIN HYATT FARBER SCHRECK,
100 NORTH CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0690</u> DATE FILED: <u>10/2/2023</u>
		PLANNER ASSIGNED: _____ TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>11/14/23</u> PC MEETING DATE: <u>12/5/23</u> BCC MEETING DATE: _____ FEE: <u>\$875.00</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		

PROPERTY OWNER	NAME: <u>POLV, LLC</u>
	ADDRESS: <u>1505 West Loop South</u>
	CITY: <u>Houston</u> STATE: <u>TX</u> ZIP: <u>77027</u>
	TELEPHONE: <u>N/A</u> CELL: <u>N/A</u>
	E-MAIL: <u>N/A</u>

APPLICANT	NAME: <u>POLV, LLC</u>
	ADDRESS: <u>1505 West Loop South</u>
	CITY: <u>Houston</u> STATE: <u>TX</u> ZIP: <u>77027</u>
	TELEPHONE: <u>N/A</u> CELL: <u>N/A</u>
	E-MAIL: <u>N/A</u> REF CONTACT ID #: <u>N/A</u>

CORRESPONDENT	NAME: <u>Rebecca Miltenberger - Brownstein Hyatt Farber Schreck</u>
	ADDRESS: <u>100 North City Parkway Suite 1600</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89016</u>
	TELEPHONE: <u>702-464-7058</u> CELL: <u>N/A</u>
	E-MAIL: <u>Rmiltenberger@bhfs.com</u> REF CONTACT ID #: <u>176001</u>

ASSESSOR'S PARCEL NUMBER(S): 162-21-301-001

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Boulevard & Harmon Avenue

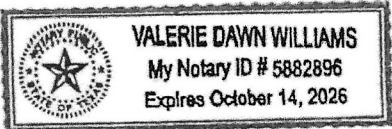
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature]
 Property Owner (Signature)*

Jeff Cartney
 Property Owner (Print)

STATE OF NEVADA Tax
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 9/6/23 (DATE)

By [Signature]
 NOTARY PUBLIC:



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

APR - 23 - 101079

Brownstein

Brownstein Hyatt Farber Schreck, LLP
702.382.2101 main
100 North City Parkway, Suite 1600
Las Vegas, Nevada 89106

September 7, 2023

Rebecca L. Miltenberger
Attorney at Law
702.464.7052 direct
rmiltenberger@bhfs.com

VIA ELECTRONIC DELIVERY

Development Review Division
Clark County Public Works
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89155

RE: Center Strip – Vacation of Existing Right of Way Application

PLANNER
COPY

To Whom It May Concern:

We represent POLV, LLC ("Applicant"), owner of that certain real property located at 3725, 3729 & 3735 South Las Vegas Boulevard, Las Vegas, Nevada 89109, bearing Clark County Assessor Parcel Numbers ("APNs") 162-21-301-001, 162-21-301-003 & 162-21-301-020 (collectively, the "Property"), in connection with the request for the foregoing vacation application.

In connection with the proposed development of the Property, a pedestrian bridge connection to an existing pedestrian bridge located on the corner of Harmon Avenue and Las Vegas Boulevard South was approved per application no. UC-22-0518 (the "Harmon Bridge Connection"). Based on meetings and discussions with Clark County Public Works, the Applicant is submitting this request to vacate a portion of existing rights-of-way for Harmon Avenue adjacent to APN 162-21-301-001 as conveyed to Clark County, Nevada (the "County") per that certain Grant Deed, recorded on August 3, 1961 in Book 311 as Document No. 251675 in the Office of the County Recorder of Clark County, Nevada (the "Official Records"), and that certain Grant, Bargain, Sale Deed, recorded October 22 1996, in Book 96102 as Instrument No. 00741 of Official Records (collectively, the "Rights of Way").

As such, the Applicant hereby submits the enclosed application and supporting materials to vacate a portion the existing Rights of Way as more particularly described on the enclosed legal description for the portion that is necessary to construction, operate and maintain the improvements and support structures for the Harmon Bridge Connection.

Thank you in advance for your consideration of this application. Please contact me should you have any questions or require additional information.

Sincerely,



Rebecca L. Miltenberger

Enclosures

12/05/23 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

COTTONTAIL LN/ROCHELLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0700-VEGA-VILLALBA VICTOR MANUEL & VEGA PAULA:

WAIVER OF DEVELOPMENT STANDARDS to increase the height of an accessory structure in conjunction with a single family residence on 0.5 acres in an R-1 (Single Family Residential) Zone.

Generally located on the east side of Cottontail Lane, 480 feet south of Rochelle Avenue within Paradise. TS/nai/syp (For possible action)

RELATED INFORMATION:

APN:

162-24-601-007

WAIVER OF DEVELOPMENT STANDARDS:

Increase accessory structure (garage) height to 17 feet where a maximum of 14 feet is permitted per Table 30.40-2 (a 22% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4375 Cottontail Lane
- Site Acreage: .5
- Project Type: Increase garage height
- Number of Stories: 1
- Building Height (feet): 17
- Square Feet: 990

History

The applicant built the accessory structure (garage) without a permit. As a result, the applicant applied for a waiver to increase the height of the accessory structure (garage) to 17 feet when the maximum height is 14 feet (WS-19-0481). That application was approved on August 2019 by the Planning Commission with the condition for 1 year to complete the building permit with any extension of time to be a public hearing.

Although the building permit was issued, the applicant needed to renew their building permit (BD18-58791) due to the inspection requirement. As a result, the applicant had to submit a new waiver of development standards application because the 1 year mark has passed.

Site Plan

The site plan depicts an existing 1,992 square foot principal structure with a circular driveway accessed from Cottontail Lane. A 45 foot long, 22 foot wide, 990 square foot accessory structure (garage) is located on the southeast corner of the lot with setbacks of 13 feet from the rear property line, 5 feet from the side property line, and 16 feet from the principal structure.

Landscaping

No landscaping is required nor proposed.

Elevations

The plans show an existing 17 foot high accessory structure (garage) with white colored stucco and black trim which is architecturally compatible with the principal structure. The north side of the garage has a walkthrough door, the east side has 2 windows, and the west side has a 16 foot wide by 13 foot tall roll-up door.

Floor Plan

The floor plan shows a 45 foot by 22 foot 990 square foot garage with 630 square feet of garage space and 360 square feet of storage space, which includes a bathroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting the allowance of an accessory structure (garage) to be 17 feet high when the maximum height for R-1 zoning is 14 feet. The structure was constructed and placed to meet the required setbacks and is used for housing personal vehicles.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0481	Increased the height of an accessory structure (garage) - expired	Approved by PC	August 2019

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The building permit (BD18-58791) was issued on February 2020, which was 6 months prior to the 1 year review date for their original waiver application (WS-19-0481). However, the applicant had to renew the building permit to complete the inspection requirement. Staff can recommend approval for this application because of the ongoing effort to complete the building permit.

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

- 1 year to complete the building permit and inspection process with any extension of time to be public hearing.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: VICTOR VEGA

CONTACT: VICTOR VEGA, 4375 COTTONTAIL LANE, LAS VEGAS, NV 89121

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

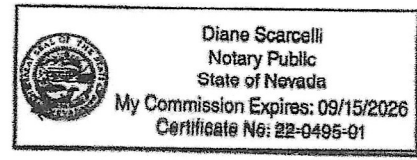
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>US-23-0700</u> DATE FILED: <u>10/09/2023</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>11/14/2023</u> PC MEETING DATE: <u>12/05/2023</u> BCC MEETING DATE: _____ FEE: <u>\$475</u>
	PROPERTY OWNER NAME: <u>Victor M. Vega Villalba</u> ADDRESS: <u>4375 Cotton Tail Ln</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-250-7201</u> CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Victor M. Vega Villalba</u> ADDRESS: <u>4375 Cotton Tail Ln</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-423-4822</u> CELL: <u>702-250-7201</u> E-MAIL: <u>vega-trucking@live.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Same</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-24-601-007
 PROPERTY ADDRESS and/or CROSS STREETS: 4375 Cotton Tail Ln Harmon & Pecos
 PROJECT DESCRIPTION: Detach Garage

(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)*
Victor Vega
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 10-2-23 (DATE)
 By * Victor M. Vega Villalba *
 NOTARY PUBLIC: Diane Scarcelli



3

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

LAND USE APPLICATION SUBMITTAL REQUIREMENTS

- SUBMITTAL REQUIREMENTS**
- These are the official submittal requirements; additional requirements may apply.
 - Refer to 30.16.240 for general descriptions of requirements.
 - All documents must be accurate and legible.
 - For electronic submittals, PDF indicates document is only required in PDF format and numbers represent the required quantity of hard copies. For all hard copy submittals, add 1 copy for each required document.
 - Incomplete applications will not be authorized to submit.
 - Once fees are paid, an application will be considered "Submitted".

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

Footnotes on next page

3

To whom it may concern,

October 2, 2023

I Victor M Vega Villalba and my wife Paula Vega, we live at 4375 Cottontail Ln
We are applying for a waiver of the development standards. We previously applied for this same
Waiver but unfortunately for different circumstances the application expired when it was already
approved this was application 19-0481

We are asking you to please allow our existing garage to exceed the height limit
of 14 feet in a "RI" zone. Our garage was built without a permit and exceeds the
height limit by 3 feet to a height of 16 feet and 11 inches.

We realized this is a self-imposed hardship by building without a permit; our plans for the garage are
presently in the building dept. There is a 6-foot block wall around the perimeter of our property.
The garage sets back 13 feet at the rear of our property at the east side, and it was fixed and painted to
match the exterior of my house.

Adjacent to the rear of the garage on the other side of the property is a two-story apartment Complex
which is set 15 feet back from the property line there is also a row of trees behind the garage.
which are 30 feet tall they extent around to the south side of the garage between us and the
Neighbors we have 5 feet setback there, our neighbor's patio is 15 feet from the block wall.

We do need this garage to store our vehicles while they are being restored.

Sincerely,



x Paula Vega

PLANNER
COPY

12/05/23 PC AGENDA SHEET

RESTAURANT
(TITLE 30)

EASTERN AVE/SUNSET RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0717-RPI REGAL LP:

WAIVER OF DEVELOPMENT STANDARDS for driveway geometrics.
DESIGN REVIEWS for the following: **1)** restaurant with drive-thru; and **2)** alternative parking lot landscaping in conjunction with an existing shopping center on 1.0 acre in a C-2 (General Commercial) (AE-70 & AE-75) Zone.

Generally located on the north side of Sunset Road and the east side of Eastern Avenue within Paradise. JG/bb/syp (For possible action)

RELATED INFORMATION:

APN:
162-36-410-025, 162-36-410-013

WAIVER OF DEVELOPMENT STANDARDS:
Allow an existing pan driveway to remain and not install required commercial curb return driveways per Uniform Standard Drawing 222.1.

DESIGN REVIEWS:

1. Restaurant with drive-thru.
2. Alternative parking lot landscaping where landscaping is required per Figure 30.64-14.

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 6440 S. Eastern Avenue
- Site Acreage: 1
- Project Type: Proposed restaurant with drive-thru and parking lot renovation
- Number of Stories: 1
- Building Height (feet): 24 (restaurant)/35 (shopping center)
- Square Feet: 2,691 (restaurant)
- Parking Required/Provided: 11/23 (restaurant)

Site Plan

The site plan depicts an existing commercial center on the northeast corner of Sunset Road and Eastern Avenue. Access to the site is located via 2 driveways along Chandler Avenue, 2 driveways along Eastern Avenue, and 1 driveway along Sunset Road.

There are 2 APNs associated with the requested new restaurant building, 162-36-410-025 and 162-36-410-013. Buildings in the remainder of the shopping center underwent exterior building renovations and parking lot upgrades after approval of WS-22-0117. However, APN 162-36-410-024 (current location of a Wells Fargo Bank branch office) was not a part of the renovations.

APN 162-36-410-025 (Building 6440 along the west property line) is the subject of this request and will be removed for construction of the restaurant. This property remained undeveloped until 2007, when ADR-1410-05 was approved to develop the pad site with an in-line retail building (being demolished for the restaurant). The new restaurant building will replace the existing building and include dual drive-thru lanes on the north, west, and south sides of the building. Existing on-site improvements such as curbs and parking spaces will be removed to accommodate the new drive-thru lane. There are 53 existing parking spaces within APNs 162-36-410-025 and 162-36-410-013 that will be eliminated, and 23 new parking spaces and 1 loading zone will be provided with the new design. This includes a small portion of parcel 162-36-410-013 with 7 existing parking spaces which will be removed and integrated into the new design of the parking lot and access. This will result in a reduction of 30 parking spaces within the shopping center.

Landscaping

Per the landscape plan, new trees will be placed within a parking lot diamond and other landscape areas around the building. New trees and shrubs will be planted within the new drive-thru areas north, east, and south of the new restaurant building. The planting legend depicts that 14 new 24 inch box trees will be planted throughout the site. Lastly, approximately 255 new shrubs will also be planted around the new restaurant building.

Elevations

The elevations depict a 24 foot high drive-thru restaurant with aluminum store entries on the south and east facing façade. A standalone cover is located at the north entrance of the drive-thru and an extended awning covers the drive-thru window on the west side of the building. The building materials include a standing seam flat roof, metal accent panels, thin brick veneer, painted vertical architectural panels, and canopy awnings. A 6 foot high parapet wall will screen mechanical equipment from view. Large decorative windows are located at the southeast corner of the building.

Floor Plans

The floor plans depict a dining room, kitchen, serving area, back of house, freezer, cooler, exterior walled area with access to electrical space, restrooms, and a mechanical room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that since the rest of the site was developed from 1983 to 1984, the existing southern driveway will remain, but needs a waiver of development standards to comply with Uniform Standard Drawing 222.1 and Section 30.52.050 of Title 30. The northern driveway will be revised to meet current driveway standards. The design review request is to review the proposed new drive-thru restaurant. The parking lot will utilize a diamond landscape island that requires design review approval.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0117	Exterior renovation of existing commercial buildings	Approved by PC	April 2022
UC-0880-17	Allowed a major training facility within an existing commercial complex	Approved by PC	December 2017
ADR-1410-05	Constructed 3 new single story buildings within the existing commercial complex (40,000 square feet total) for the Park 2000 commercial subdivision	Approved by ZA	January 2006
ET/VC-0554-87	Variance with a first extension of time to allow a 360 square foot freestanding sign	Approved by PC	October 1998
UC-0213-84	Allowed a dry cleaning service with an existing laundry facility	Approved by PC	November 1984
UC-0267-83	Allowed a dance school	Approved by PC	November 1983
AC-169-83	Constructed and maintained 42,000 square foot retail buildings with 20,000 square feet of office, and 32,000 square feet of warehouse space	Approved by PC	November 1983

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2 (AE-75, AE-70, & AE-RPZ)	Office warehouse buildings
South	Public Use	P-F (AE-65 & AE-70)	Sunset Park
East	Business Employment	C-2 & M-1 (AE-70 & AE-75)	Office warehouse complex, restaurant, & retail buildings

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Design Review #1

The proposed restaurant will replace an existing single story, 8,705 square foot building, that has a mission style stucco siding and tile modified mansard roof facade appearance. The proposed architecture and materials are a close match to the materials and architecture of the shopping center based on the plans submitted for the exterior renovation of existing commercial buildings under WS-22-0117. The existing restaurant buildings on the other side of the shopping center at 2512 Sunset Road and 2550 Sunset Road are similar restaurant uses in the shopping center, with painted stucco siding and modified mansard style tile roof facade. Staff supports this request.

Design Review #2

The existing shopping center has diamond shaped landscape islands, and the applicant is proposing to keep the same type of island at the east parking lot. The proposed interior parking lot design will not disrupt the overall parking for the shopping center, considering the shopping center is overparked by more than 100 spaces. The spaces around the diamond shaped landscape planter are marked as no parking. Staff supports this request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to allowing the existing commercial pan driveway for the southernmost driveway on Eastern Avenue to remain. The application is significantly improving the site from what was previously approved under WS-22-0117.

Department of Aviation

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

The property lies within the AE-75 (75 - 80 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.



LAND USE APPLICATION

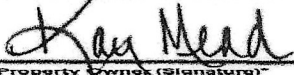
DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-23-0717</u> DATE FILED: <u>10-11-23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>11-14-23</u> PC MEETING DATE: <u>12-5-23</u> BCC MEETING DATE: _____ FEE: <u>\$1,150.00</u>
	PROPERTY OWNER NAME: <u>RPI Regal LP</u> ADDRESS: <u>2929 Carlisle Street, Ste 170</u> CITY: <u>Dallas</u> STATE: <u>TX</u> ZIP: <u>75204</u> TELEPHONE: <u>972-250-1486 ext. 105</u> CELL: _____ E-MAIL: <u>kmead@retailplazas.com</u>
	APPLICANT NAME: <u>Raising Cane's Chicken Fingers Restaurant</u> ADDRESS: <u>6440 S. Eastern Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>972.769.3100</u> CELL: _____ E-MAIL: <u>Permits@raisingcanes.com</u> REF CONTACT ID #: <u>C1019</u>
	CORRESPONDENT NAME: <u>Todd Woody / PM Design Group</u> ADDRESS: <u>9540 Maroon Cir., Suite 260</u> CITY: <u>Englewood</u> STATE: <u>CO</u> ZIP: <u>80112</u> TELEPHONE: <u>303.731.3764</u> CELL: _____ E-MAIL: <u>twoody@pmdginc.com</u> REF CONTACT ID #: <u>C1019</u>

ASSESSOR'S PARCEL NUMBER(S): 162-36-410-025, 112-26-410-012, 013, 40216
 PROPERTY ADDRESS and/or CROSS STREETS: 6440 S. Eastern Ave
 PROJECT DESCRIPTION: Quick serve restaurant with drive-thru

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


 Property Owner (signature) _____
 RPI Regal LP
 Property Owner (Print) _____
 STATE OF TEXAS
 COUNTY OF Dallas
 SUBSCRIBED AND SWORN BEFORE ME ON 11-16-2022 (DATE)
 By Kay Mead
 NOTARY PUBLIC: Ashley Whisenant



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

PLANNER COPY

4

WS-23-0717

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
eolson@kcnvlaw.com

October 9, 2023

VIA ELECTRONIC UPLOAD

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

PLANNER COPY

**Re: Justification Letter – Design Review for Restaurant and Signage and Waivers
of Development Standards
Raising Cane’s – Sunset/Eastern
APN: 162-36-410-025**

To Whom It May Concern:

Please be advised this office represents Raising Cane’s (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 0.92 acres and is generally located north of E. Sunset Rd and east of S. Eastern Ave. The property is more particularly described as Assessor’s Parcel Number 162-36-410-025 (the “Site”). The Applicant is proposing a restaurant with drive-thru (Raising Cane’s). The parcel is zoned (C-2) and master planned Business Employment (BE). The Site is located within an existing commercial shopping center, consisting of Assessor’s Parcel Numbers 162-36-610-012, 013 and 026.

Design Reviews

The Applicant is proposing a 2,691 square foot restaurant with a double drive-thru located within an existing shopping center. Restaurants with drive-thrus are permitted within the C-2 zoning district. The proposed building is single story with a maximum height of 23-feet 6-inches where 50-feet is permitted in the C-2 zoning district. The building will be comprised of painted steel, brick, architectural enhancements, a varying roofline, and large decorative windows.

Access to the Site is from two (2) driveways along Eastern Avenue and various cross access points within the shopping center. The queueing lanes begin on the northern side of the building and continue along the west side where the pick-up window is located. The Applicant is providing 27 parking spaces where only 11 are required. As for the overall shopping center, 479 parking stalls are provided where 343 are required.

The Applicant is also requesting a design review for alternative parking lot landscaping for providing a landscape diamond planter rather than a landscape finger. The overall number of required trees are provided throughout the Site and the diamond planter meets the minimum 7x7 dimensions listed in Figure 30.64-14. Therefore, the overall intent of required landscaping is being met throughout the Site.

41

12/06/23 BCC AGENDA SHEET

RECREATIONAL FACILITY/
FAIRGROUND/LIVE ENTERTAINMENT
(TITLE 30)

SIERRA VISTA DR/UNIVERSITY CENTER DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-23-400151 (UC-22-0521)-COUNTY OF CLARK (LV CONV AUTH):

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) recreational facility; 2) fairground; and 3) live entertainment.

DESIGN REVIEWS for the following: 1) recreational facility; 2) fairground; and 3) live entertainment in conjunction with a convention facility on 51.8 acres in a P-F (Public Facility) Zone.

Generally located on the north side of Sierra Vista Drive and the east and west sides of University Center Drive within Paradise. TS/nai/syp (For possible action)

RELATED INFORMATION:

APN:

162-15-101-014; 162-15-101-015; 162-15-101-037; 162-15-501-030

USE PERMITS:

1. Allow a recreational facility in a P-F zone in conjunction with a convention facility, including outdoor temporary events per Table 30.44-1.
2. Allow a fairground in a P-F zone in conjunction with a convention facility per Table 30.44-1.
3.
 - a. Allow live entertainment in a P-F zone in conjunction with a convention facility.
 - b. Reduce minimum separation from live entertainment to a residential use to zero feet where 500 feet is required per Table 30.44-1 (a 100% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE
WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3380 & 3381 University Center Drive
- Site Acreage: 51.8
- Project Type: Recreational facility, fairground, and live entertainment in conjunction with a convention center

Site Plans

The approved plans depict 2 existing parking areas that are a part of the Las Vegas Convention and Visitor Authority (LVCVA) campus located to the east and west sides of University Center Drive and the North side of Sierra Vista Drive (Platinum Lot and Bronze Lot) that will be used for outdoor special events in conjunction with convention center activities. The existing off-sites, driveways, and gate locations are to remain unchanged. The special event areas will include stages and booths for food and beverage (non-alcoholic and alcoholic), retail sales, along with entry/exit locations and ticket sales, which will be set-up on the site in a potentially unique configuration for each event. All aspects of the events will be set back a minimum of 10 feet from property lines. Parking during events will be provided at other LVCVA satellite parking areas.

Landscaping

There are no proposed changes to the existing landscaping, fencing, or screening along Sierra Vista Drive and University Center Drive.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0521:

Current Planning

- 1 year to review;
- All speakers for amplified sound and live entertainment to be oriented to minimize impacts to abutting residential uses;
- No livestock;
- No special events to occur between 10:00 p.m. and 6:00 a.m.
- Applicant is advised that events are subject to the noise and lighting regulations per Section 30.68.020 and Section 3068.030; the County is currently rewriting Title 30 and future land use applications, including extensions of time, will be reviewed for conformance or regulations may warrant denial or added conditions to an extension of time for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development review

- Traffic study and compliance if required by Public Works.
- Applicant is advised to Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features; and that fire/emergency access must comply with the Fire Code as amended.

Applicant's Justification

The applicant has operated special events without any incidents and has been in compliance with the conditions listed in UC-22-0521. The applicant is requesting no further reviews to be required.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0521	Recreational facility, fairground, and live entertainment	Approved by BCC	October 2022
VS-21-0485	Vacated and abandoned access easement	Approved by PC	November 2021
ZC-0188-15	Reclassified 14.4 acres to P-F zoning for a parking lot and outside storage area expansion for the Las Vegas Convention Center	Approved by BCC	May 2015
ZC-0696-07 (ET-0160-09)	Second extension of time to review progress on an expansion to the Las Vegas Convention Center	Approved by BCC	July 2009
ZC-0696-07 (ET-0158-08)	First extension of time to review progress on an expansion to the Las Vegas Convention Center	Approved by BCC	July 2008
ZC-0696-07	Reclassified 5.4 acres to P-F zoning for expansion to the Las Vegas Convention Center	Approved by BCC	July 2007
ADR-21-900412	Carports in conjunction with the Las Vegas Convention Center	Approved by ZA	August 2021
DR-19-0429	Entrance structure for an underground people mover	Approved by BCC	July 2019
ZC-0142-13	Reclassified a portion of the site to P-F zoning for a parking lot and staging area in conjunction with the convention center	Approved by BCC	May 2013
ZC-0141-13	Reclassified a portion of the site to P-F zoning for a parking lot and staging area in conjunction with the convention center	Approved by BCC	May 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use, Entertainment Mixed-Use, & Urban Neighborhood (greater than 18 du/ac)	P-F, R-1, C-1, R-5, & C-2	Las Vegas Convention Center, retail, utility facility, & multiple family residential
South	Entertainment Mixed-Use	H-1, R-5, & C-1	Multiple family residential & retail Center
East	Entertainment Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	P-F	Las Vegas Metropolitan Police Department substation & multiple family residential
West	Entertainment Mixed-Use	H-1	Hotel (Renaissance) & Wynn Golf Course

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff is not aware of any code violations nor any complaints from the public regarding these uses; therefore, can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ANN PIERCE

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



LAND USE APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">UC-22-0521</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>AL-23-400151</u> DATE FILED: <u>10/5/23</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>MUSA Paradise</u> TAB/CAC DATE: <u>11/14</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>12/06</u></p> <p>FEE: <u>\$ 300</u></p>
	PROPERTY OWNER	<p>NAME: <u>County of Clark (LV Convention Authority)</u></p> <p>ADDRESS: <u>3150 Paradise Road</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u></p>
	APPLICANT	<p>NAME: <u>Las Vegas Convention and Visitors Authority</u></p> <p>ADDRESS: <u>3150 Paradise Road</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u></p>
	CORRESPONDENT	<p>NAME: <u>Tony Celeste - Kaempfer Crowell</u></p> <p>ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u></p> <p>E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u></p>

ASSESSOR'S PARCEL NUMBER(S): 162-15-101-014, 015, 037 and 162-15-501-030

PROPERTY ADDRESS and/or CROSS STREETS: Paradise Road and Sierra Vista Drive

PROJECT DESCRIPTION: Required one year review

(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.

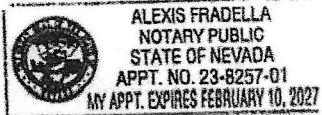
Steven O'Neill
Property Owner (Signature)*

STEVEN D. HILL
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 3, 2023 (DATE)

By Steven D. Hill
NOTARY PUBLIC: Alexis Fraedella



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

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

AK-23-400151
JL

KAEMPFER

CROWELL

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
D: 702.693.4215

October 4, 2023

VIA UPLOAD

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

**Re: Justification Letter – 1 Year Required Review for UC-22-0521
Las Vegas Convention and Visitors Authority
APNs: 162-15-101-037; 162-15-101-014; 162-15-101-015 & Portion of 162-15-501-030**

To Whom It May Concern:

Please be advised this firm represents the Las Vegas Convention and Visitors Authority (the "LVCVA"). By way of background, on October 19, 2022 the Board of County Commissioners approved UC-22-0521 allowing for (1) Recreational Facility, (2) Fairgrounds, and (3) Live Entertainment uses (sometimes collectively referred to as the "Special Events") for outdoor commercial events on the LVCVA's Bronze and Platinum lots which are located on the north side of Sierra Vista Drive and bisected to the west and east by University Center Drive (formerly Swenson Street) and more particularly described as APNs: 162-15-101-037; 162-15-101-014; 162-15-101-015; & portion of 162-15-501-030 (collectively the "Site"). One of the conditions of approval requires a 1 year review. The LVCVA has operated the Special Events without any incident and in compliance with its approvals. The LVCVA respectfully request approval to continue hosting the Special Events with no further required review.

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

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

RIGHT-OF-WAY
(TITLE 30)

MARYLAND PKWY/HARMON AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400133 (VS-21-0452)-CAMPUS VILLAGE GROUP, LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME for a portion of a right-of-way being Maryland Parkway located between University Avenue and Harmon Avenue within Paradise (description on file). TS/dd/syp (For possible action)

RELATED INFORMATION:

APN:

162-23-204-001; 162-23-204-003 through 162-23-204-004

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND & HISTORY:

Project Description

The original plans depicted the vacation and abandonment of portions of right-of-way. The right-of-way to be vacated included an 8 foot wide portion of University Avenue along the north side of the site, a 6 foot wide portion of Harmon Avenue along the south side of the site, and a 6 foot wide portion of Maryland Parkway along the west side of the site.

With the recent approval of UC-23-0267, the project has been altered to have attached sidewalks on University Avenue and Harmon Avenue. This deviates from the original approval of VS-21-0452, in which the vacation of portions of the right-of-way were approved to accommodate for detached sidewalks. Detached sidewalks are still provided along the Maryland Parkway frontage on the site.

Previous Conditions of Approval

Listed below are the approved conditions for VS-21-0452:

Current Planning

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

recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include a 54 foot property line radius at the southwest corner of the site;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the 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.

Applicant's Justification

The applicant is requesting an extension of time in order to meet all of the conditions of approval for UC-23-0267, which altered the original approval for VS-21-0452. The applicant also states that they have been working with Public Works on other aspects of this project, stating that they have two approved drainage studies, an approved tentative map application, an active traffic study, and more.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0267	UNLV Campus Village	Approved by BCC	June 2023
VS-21-0452	Vacation and abandonment for right-of-way	Approved by BCC	October 2021
ZC-21-0451	Zone Change for a commercial development - expunged	Approved by BCC	October 2021
FM-21-500134	UNLV Campus Village	Approved by BCC	October 2021
ZC-027-75	Reclassified the northern and the eastern parcels to C-2 zoning for a shopping center	Approved by BCC	May 1975
ZC-0189-63	Reclassified the southwestern parcel to C-1 zoning for a service station	Approved by BCC	January 1964

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-1	Place of worship

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Corridor Mixed-Use	C-1	UNLV owned shopping center
East	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential complex
West	Public Use	P-F	UNLV campus

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until October 20, 2025 to record.
- Applicant is advised that the County has adopted a rewrite to Title 30, effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified, and that re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CAMPUS VILLAGE GROUP, LLC

CONTACT: CLARK HILL, 1700 S. PAVILION CENTER DR., STE 500, LAS VEGAS, NV
89135

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) VS-21-0452 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-23-400133</u> DATE FILED: <u>9/11/2023</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>11-14-23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12-6-23</u> FEE: <u>\$300.00</u>
	PROPERTY OWNER NAME: <u>Campus Village Group L.L.C.</u> ADDRESS: <u>2733 East Parleys Way, STE 300</u> CITY: <u>Salt Lake City</u> STATE: <u>UT</u> ZIP: <u>84109</u> TELEPHONE: <u>801-485-7770</u> CELL: <u>n/a</u> E-MAIL: <u>joshb@woodburycorp.com</u>
	APPLICANT NAME: <u>Campus Village Group L.L.C.</u> ADDRESS: <u>2733 East Parleys Way, STE 300</u> CITY: <u>Salt Lake City</u> STATE: <u>UT</u> ZIP: <u>84109</u> TELEPHONE: <u>801-485-7770</u> CELL: <u>n/a</u> E-MAIL: <u>joshb@woodburycorp.com</u> REF CONTACT ID #: <u>n/a</u>
CORRESPONDENT NAME: <u>John T. Moran III, Clark Hill PLC</u> ADDRESS: <u>1700 S. Pavilion Center Dr., Suite 500</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-697-7505</u> CELL: <u>n/a</u> E-MAIL: <u>jmoran@clarkhill.com</u> REF CONTACT ID #: <u>n/a</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-23-204-001, 003, and 004

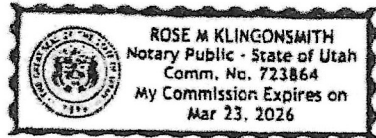
PROPERTY ADDRESS and/or CROSS STREETS: 4440 S. Maryland Pkwy., Las Vegas, NV 89119

PROJECT DESCRIPTION: University Village - Mixed-use project of student housing, office and retail uses w/ structured parking

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

Joshua Woodbury Joshua Woodbury
 Property Owner (Signature)* Property Owner (Print)

STATE OF UTAH
 COUNTY OF Salt Lake City
 SUBSCRIBED AND SWORN BEFORE ME ON 8/14/2023 (DATE)
 By Rose M. Klingonsmith
 NOTARY PUBLIC: Rose M. Klingonsmith



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



John T. Moran III
 Email: jmoran@ClarkHill.com

Clark Hill
 1700 S. Pavilion Center Dr.
 Suite 500
 Las Vegas, NV 89135
 T (702) 862-8300
 F (702) 778-9709

September 7, 2023

Clark County Development Services
 500 South Grand Central Parkway
 Las Vegas, Nevada 89155

Re: Justification Letter for Extension of Time (EOT) Application
 Campus Village Group L.L.C.
 4440 S. Maryland Parkway, Las Vegas, NV 89119
 Parcel Nos.: 162-23-204-001, 003, & 004
EOT Application for Record/Application No. VS-21-0452

To whom it may concern:

Please accept this Justification Letter for the above-referenced project. This justification letter concerns our application and request to extend Application No. VS-21-0452 and all entitlements, rights-of-ways, etc., thereunder, for the reasons set forth herein.

The Campus Village Project near UNLV on Maryland Parkway will consist of dormitory, office, and retail uses as well as a new convenience store, all within a Mixed-Use Development located on the East side of Maryland Parkway between University Avenue and Harmon Avenue in Clark County and in proximity to and directly across from the University of Nevada Las Vegas (UNLV) and within the Midtown Maryland Parkway District (Winchester/Paradise Land Use Plan). The project site will be comprised of three parcel Nos: 162-232-04-001, 003, and 004 totaling approximately 3.35 net acres (Site Acreage: 3.4). The Site Plan depicts a commercial complex with two (2) buildings. The Northern Building will include ground level retail, parking, and a dormitory. The Southern Building will consist of ground level retail, convenience store, parking and office uses.

In 2021, Applicant submitted Application No. VS-21-0452 for the Campus Village Project on the following basis (taken from the justification letter submitted for VS-21-0452):

Part of the proposed site improvements for the project includes a pedestrian realm along University Avenue, Maryland Parkway, and Harmon Avenue. Due to the unique elements of the pedestrian realm, Clark County Public Works has asked that we vacate the right-of-way adjacent to each street to the back of curb so that the pedestrian realm sits on private property entirely. . . .

Applicant has met all conditions of approval listed in the NOFA for VS-21-0452, which is set to expire in October 2023.

A Notice of Final Action (NOFA) (Reference: UC-23-0267) was more recently issued with respect to Record/Application No. 22-101580. Related to UC 23-00267, Applicant is working to meet all conditions listed in that NOFA, including initiating two administrative design reviews. Further:

- Applicant has two approved drainage studies: PW22-18770, PW21-17453.
- Applicant has an approved tentative map application, TM-21-500134.
- Applicant has an active offsite permit with Public Works: PW23-10448.
- Applicant has an active parcel map with Public Works: MSM-23-600049.
- Applicant has an active traffic study, PW22-18649.
- Applicant has met all conditions of approval listed in the NOFA for VS-21-0452.

Applicant must therefore extend VS-21-0452 to meet the requirements for this project, as the basis for the original justification of VS-21-0452 still applies.

We appreciate any comments you may have with this proposed development. Please let me know if you have any questions or need anything additional to complete review of this project application. Please do not hesitate to contact me with any concerns.

Sincerely,

CLARK HILL

/s/ John T. Moran III

John T. Moran III

MULTIPLE FAMILY RESIDENTIAL
(TITLE 30)

HIGHLAND DR/MORGAN CASHMANS WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400144 (UC-19-0624)-S. VALLEY VIEW TWAIN, LLC:

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

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

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

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

RELATED INFORMATION:

APN:

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

USE PERMITS:

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

WAIVERS OF DEVELOPMENT STANDARDS:

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

5. Reduce the commercial driveway approach radius to 10 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 60% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

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

Site Plans

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

Landscaping

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

Elevations

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

Floor Plan

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

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400157 (UC-19-0624):

Current Planning

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

Public Works - Development Review

- Compliance with previous conditions.

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

Current Planning

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

Public Works - Development Review

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

Department of Aviation

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

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0462-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant would like to preserve the approved application (UC-19-0624) entitlements. It has been difficult for the applicant to secure financial support for the project due to the shifting market. The applicant states the approved application is still compatible with the area and another 2 years would allow the applicant to secure financing.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-23-900402 (WS-21-0243)	First extension of time for a freestanding sign with increased height and animated signs	Approved by ZA	September 2023
ET-21-400157 (UC-19-0624)	First extension of time for a multiple residential development	Approved by BCC	November 2021
WS-21-0243	Freestanding sign with increased height and animated signs	Approved by BCC	August 2021

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0624	Use permits, waivers, and design reviews for a multiple family residential development	Approved by BCC	October 2019
ET-18-400204 (UC-0772-07)	Fifth extension of time for the resort hotel until - expired	Approved by BCC	November 2018
UC-0772-07 (ET-0071-15)	Fourth extension of time for the resort hotel - expired	Approved by BCC	October 2015
UC-0772-07 (ET-0061-13)	Third extension of time for the resort hotel - expired	Approved by BCC	August 2013
UC-0772-07 (ET-0089-11)	Second extension of time for the resort hotel - expired	Approved by BCC	November 2011
UC-0772-07 (ET-0244-09)	First extension of time for the resort hotel - expired	Approved by BCC	October 2009
UC-0772-07	Original application to expand the Gaming Enterprise District for a resort hotel consisting of 312 hotel rooms and 1,150 resort condominiums - expired	Approved by BCC	September 2007
ZC-1644-05	Established the H-1 zoning for the parcels and included a request for 412 residential condominiums and 885 resort condominiums with a maximum height of 569 feet	Approved by BCC	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Office/warehouse - under ROI for a resort hotel
South	Entertainment Mixed-Use	H-1	Hotel/timeshare
East	Entertainment Mixed-Use	M-1	Vehicle storage lot
West	Entertainment Mixed-Use	M-1	Industrial uses

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds that the site is still in its early stages of development; therefore, can support the request for an additional 2 years to commence the project. However, staff may not be able to support any future requests if no progress is made towards commencing the project.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until October 2, 2025 to commence.
- Applicant is advised that the County has adopted a rewrite to Title 30, effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: S. VALLEY VIEW TWAIN, LLC

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