



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

November 26, 2024

7:00pm

Note:

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

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

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

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

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

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

- III. Approval of Minutes for October 29, 2024 (For possible action)
- IV. Approval of the Agenda for November 26, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 - 1. **VS-24-0565-INDIAN CREEK SOLUTIONS, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Serene Avenue located between Tamarus Street and Spencer Street within Paradise (description on file). MN/bb/kh (For possible action) **PC 12/3/24**
 - 2. **UC-24-0563-INDIAN CREEK SOLUTIONS, LLC:**
USE PERMIT for a vehicle wash.
DESIGN REVIEW for a vehicle wash on 2.2 acres in a CG (Commercial General) Zone. Generally located on the north side of Serene Avenue, 330 feet west of Spencer Street within Paradise. MN/bb/kh (For possible action) **PC 12/3/24**
 - 3. **AR-24-400090 (WC-0174-16 (UC-0849-14))-MGM GRAND PROPCO, LLC:**
HOLDOVER WAIVER OF CONDITIONS SIXTH APPLICATION FOR REVIEW of a use permit for live entertainment limited to daytime hours (6:00 a.m. to 10:00 p.m.) for a recreational facility (golf driving range) with accessory retail, eating and drinking facilities, live entertainment, and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on a portion of 102.7 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. JG/bb/syp (For possible action) **BCC 12/4/24**
 - 4. **SDR-24-0553-TOWNE STORAGE UNIVERSITY, LC**
SIGN DESIGN REVIEWS for the following: 1) waive residential adjacency standards; and 2) signage in conjunction with an existing mini-warehouse facility on 1.36 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the east side of University Center Drive, 150 feet south of Northrop Avenue (alignment) within Paradise. TS/nai/kh (For possible action) **BCC 12/4/24**
 - 5. **WS-24-0566-SIERRA INVESTMENT PROPERTIES, LLC-SER CAMERO:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) off-site improvements (streetlights, curb, and gutter) in conjunction with a proposed single-family residential subdivision on 1.25 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Camero Avenue, 440 feet west of Eastern Avenue within Paradise. MN/nai/kh (For possible action) **BCC 12/4/24**

6. **UC-24-0564-COUNTY OF CLARK (AVIATION) & MCM DEVELOPMENT I, LLC**
LEASE:
USE PERMIT for a restaurant and related facilities.
DESIGN REVIEW for a restaurant with drive-thru and outdoor dining area on 0.82 acres of a 5.13 acre site within an existing shopping center in a CP (Commercial Professional) Zone and a CG (Commercial General) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south side of Russell Road, 287 feet west of Eastern Avenue within Paradise. JG/jud/kh (For possible action) **PC 12/17/24**
7. **UC-24-0584-FASHION SHOW MALL, LLC:**
USE PERMIT for an urgent care facility in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 42.80 acres in a CR (Commercial Resort) Zone. Generally located on the northwest corner of Las Vegas Boulevard South and Spring Mountain Road within Paradise. TS/tpd/kh (For possible action) **PC 12/17/24**
8. **UC-24-0605-REGAL I, LLC & EASTGATE THEATRE, INC. LEASE:**
USE PERMIT for outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; and 2) residential adjacency.
DESIGN REVIEWS for the following: 1) recreational vehicle storage, and 2) retail buildings on a portion of 17.7 acres in a CG (General Commercial) Zone. Generally located on the northeast corner Eastern Avenue and Pebble Road within Paradise. MN/sd/kh (For possible action) **PC 12/17/24**
9. **UC-24-0609-GMD FOOD, LLC:**
USE PERMIT for personal services (health club) in conjunction with an existing commercial building on 0.85 acres in an IP (Industrial Park) Zone within Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Sunset Road and the east side of Escondido Street within Paradise. JG/tpd/kh (For possible action) **PC 12/17/24**
10. **UC-24-0610-MISSION CENTER, LLC:**
USE PERMIT for a vehicle wash.
DESIGN REVIEW for façade changes in conjunction with a proposed vehicle wash on a 7.25 acre portion of an 18.65 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the east side of Maryland Parkway and the north side of Flamingo Road within Paradise. TS/rr/kh (For possible action) **PC 12/17/24**

11. **VS-24-0586-DIAMOND CURVE, LLC:**
VACATE AND ABANDON portion of a right-of-way being Patrick Lane located between Lamb Boulevard and Annie Oakley Drive within Paradise (description on file). JG/sd/kh (For possible action) **PC 12/17/24**
12. **WS-24-0590-DIAMOND CURVE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce landscape buffer.
DESIGN REVIEW for a proposed office building on 0.99 acres in a CP (Commercial Professional) Zone in the Airport Environs (AE-60) Overlay. Generally located on the north side Patrick Lane, approximately 462 west of Lamb Boulevard within Paradise. JG/sd/kh (For possible action) **PC 12/17/24**
13. **AR-24-400123 (UC-23-0599)-PARADISE 12, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) caterer; 2) temporary construction activities; and 3) temporary construction storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a catering facility within a membrane structure (tent); 2) eliminate parking and loading spaces; 3) eliminate landscaping and screening; 4) allow alternative site design standards; and 5) waive noise standards.
DESIGN REVIEW of a temporary catering facility (6 tents) and temporary construction activities and storage in conjunction with a racetrack on 12.08 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Paradise Road, 540 feet south of Flamingo Road within Paradise. JG/tpd/kh (For possible action) **BCC 12/18/24**
14. **AR-24-400124 (UC-23-0592)-UNIVERSITY BOARD OF REGENTS:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) temporary construction storage; and 2) temporary parking lot.
WAIVER OF DEVELOPMENT STANDARDS to waive noise standards.
DESIGN REVIEW for a temporary construction storage, staging, and parking lot on 36.8 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60, AE-65, & AE-70) Overlay. Generally located on the north side of Tropicana Avenue and the east side of Deckow Lane within Paradise. JG/tpd/kh (For possible action) **BCC 12/18/24**
15. **AR-24-400125 (UC-22-0556)-LV DIAMOND PROPERTY I, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: 1) eliminate parking lot landscaping; and 2) eliminate landscaping adjacent to a less intensive use on 37.6 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Koval Lane and the north side of Harmon Avenue within Paradise. JG/tpd/kh (For possible action) **BCC 12/18/24**

16. **SDR-24-0588-COUNTY OF CLARK (PUBLIC WORKS)**
SIGN DESIGN REVIEWS for the following: **1)** increase the sign area of a proposed electronic message unit, video (wall) sign; **2)** allow a proposed electronic message unit, video (wall) sign to extend above a wall; **3)** allow a roof sign; **4)** increase the sign area of a proposed directional sign; and **5)** reduce the clearance height of a proposed directional sign in conjunction with a proposed recreational facility on 1.25 acres in a CU (Commercial Urban) Zone. Generally located on the north side of Harmon Avenue and the west side of Polaris Avenue within Paradise. MN/jor/kh
(For possible action) **BCC 12/18/24**
17. **ZC-24-0587-COUNTY OF CLARK (PUBLIC WORKS):**
ZONE CHANGE to reclassify 1.25 acres from an IL (Industrial Light) Zone to a CU (Commercial Urban) Zone. Generally located on the north side of Harmon Avenue and the west side of Polaris Avenue within Paradise (description on file). MN/jor (For possible action)
BCC 12/18/24
18. **UC-24-0589-COUNTY OF CLARK (PUBLIC WORKS):**
USE PERMITS for the following: **1)** live entertainment; **2)** banquet facility not accessed from an arterial or collector street; and **3)** vocational training facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** reduce setback; **3)** reduce driveway approach distance; and **4)** allow attached sidewalks.
DESIGN REVIEW for a proposed recreational, banquet, and vocational training facility on 1.25 acres in a CU (Commercial Urban) Zone. Generally located on the north side of Harmon Avenue and the west side of Polaris Avenue within Paradise. MN/jor/kh (For possible action)
BCC 12/18/24
19. **WC-24-400127 (UC-23-0267)-CAMPUS VILLAGE GROUP, LLC:**
WAIVER OF CONDITIONS of a use permit requiring any modifications to approved design beyond providing additional landscaping will require additional land use through public hearing in conjunction with a previously approved dormitory and commercial complex on 3.37 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the east side of Maryland Parkway and the north side of Harmon Avenue within Paradise. TS/hw/kh (For possible action)
BCC 12/18/24
20. **DR-24-0608-CAMPUS VILLAGE GROUP, LLC:**
DESIGN REVIEW for modifications to a previously approved dormitory and commercial complex on 3.37 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the east side of Maryland Parkway and the north side of Harmon Avenue within Paradise. TS/hw/kh (For possible action)
BCC 12/18/24
21. **WS-24-0573-COUNTY OF CLARK (FIRE DEPT):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce throat depth; and **2)** allow attached sidewalks to remain.
DESIGN REVIEW for a fire department training and maintenance campus with related structures on 6.26 acres in a PF (Public Facilities) Zone. Generally located on the south side of Tropicana Avenue and the west side of Arville Street within Paradise. MN/hw/kh
(For possible action) **BCC 12/18/24**

VII. General Business (For possible action)

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

IX. Next Meeting Date: December 10, 2024.

X. Adjournment.

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



Paradise Town Advisory Board

October 29, 2024

MINUTES

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

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

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

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

Michael Huling; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
None

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

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

Approval of Agenda for October 29, 2024

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

V. Informational Items (For Discussion only)

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

VI. Planning & Zoning

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

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

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

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

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

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

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

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

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

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

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

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

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

MOVED BY-Swartzlander
APPROVE- Subject to IF approved staff conditions
VOTE: 3-0
Williams opposed

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

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

VI. General Business (for possible action)
None

VII. Public Comment
None

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

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

DRAFT

PUBLIC HEARING
 APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0565-INDIAN CREEK SOLUTIONS, LLC:

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

RELATED INFORMATION:

APN:
 177-23-208-009

LAND USE PLAN:
 WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

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

Prior Land Use Requests

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

Surrounding Land Use

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

Related Applications

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

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

DRAFT

12/03/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

USE PERMIT for a vehicle wash.

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

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

RELATED INFORMATION:

APN:

177-23-208-009

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

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

Site Plan

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

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

Landscaping

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

Elevations

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

Floor Plans

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

Applicant's Justification

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

Prior Land Use Requests

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

Surrounding Land Use

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

Related Applications

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

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

Design Review

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

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

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0335-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ULTRA CLEAN INTERMEDIATE

**CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGS,
NV 89135**

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400090 (WC-0174-16 (UC-0849-14))-MGM GRAND PROPCO, LLC.

HOLDOVER WAIVER OF CONDITIONS SIXTH APPLICATION FOR REVIEW of a use permit for live entertainment limited to daytime hours (6:00 a.m. to 10:00 p.m.) for a recreational facility (golf driving range) with accessory retail, eating and drinking facilities, live entertainment, and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on a portion of 102.7 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay.

Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. JG/bb/syp (For possible action)

RELATED INFORMATION:

APN:

162-21-414-001 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3799 Las Vegas Boulevard South
- Site Acreage: 102.7 (total resort hotel site)/8.5 (recreational facility)
- Project Type: Review of live entertainment

Site History

UC-0849-14 for a recreational facility (golf driving range) was approved with the condition limiting live entertainment to daytime hours (6:00 a.m. to 10:00 p.m.). WC-0174-16 was approved in December 2016 to waive a condition of approval for UC-0849-14 limiting the hours allowed for live entertainment. The request was approved for a maximum of 3 nights per month for live entertainment events permitted including legal holidays (Memorial Day, New Years, Labor Day, 4th of July, and Presidents Day) with events ending at 12:00 a.m., for all remaining days, live entertainment events permitted only until 10:00 p.m.; and no live entertainment before 8:00 a.m.

Site Plan

The approved recreational facility is on the northeast corner of the MGM Grand Resort Hotel site adjacent to the corner of Koval Lane and Harmon Avenue. Existing access is provided to the resort hotel and the recreational facility site from Las Vegas Boulevard South, Tropicana

Avenue, Koval Lane, and Harmon Avenue. The recreational facility occupies the northeastern 8.5 acres of the resort hotel site. The facility consists of a single building located on the southern portion of the site. The northern portion of the site is approximately 640 feet, and is an open field for the golf driving range. At various distances within the open field are targets for golfers. A 180 foot high mesh safety fence is located along the north, east, and west sides of the driving range to prevent golf balls from going into abutting properties or within the adjacent rights-of-way.

Previous Conditions of Approval

Listed below are the approved conditions for AR-22-400094 (WC-0174-16 (UC-0849-14)):

Current Planning

- Until July 30, 2024 to review as a public hearing;
- Maximum of 3 nights per month for live entertainment events permitted including legal holidays (Memorial Day, New Years, Labor Day, 4th of July, and Presidents Day) with events ending at 12:00 a.m., for all remaining days, live entertainment events permitted only until 10:00 p.m.;
- No live entertainment before 8:00 a.m.;
- Applicant to continue to analyze the height and design of safety mesh to determine if it is adequate;
- Point of contact for complaints to be provided to adjacent residential property owners;
- Applicant to continue to coordinate with residents of Marie Antoinette Condominiums;
- Applicant to continue to review emerging technologies for sound mitigation opportunities;
- Applicant to monitor decibel measurements for Marie Antoinette Condominium units during events;
- Residents of the abutting residential developments and County staff to be notified a minimum of 30 days prior to each event planned to end past 10:00 p.m.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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

- Right-of-way dedication to include between 8.5 feet and 22 feet for Koval Lane;
- 30 days to coordinate with Public Works - Design Division to dedicate right-of-way and easements for the Koval Lane improvement project.

Listed below are the approved conditions for AR-20-400089 (UC-0849-14):

Current Planning

- Until July 30, 2021 to review as a public hearing;
- Maximum of 3 nights per month for live entertainment events permitted including legal holidays (Memorial Day, New Years, Labor Day, 4th of July, and Presidents Day) with events ending at 12:00 a.m., for all remaining days, live entertainment events permitted only until 10:00 p.m.;

- No live entertainment before 8:00 a.m.;
- Applicant to continue to analyze the height and design of safety mesh to determine if it is adequate;
- Point of contact for complaints to be provided to adjacent residential property owners;
- Applicant to continue to coordinate with residents of Marie Antoinette Condominiums;
- Applicant to continue to review emerging technologies for sound mitigation opportunities;
- Applicant to monitor decibel measurements for Marie Antoinette Condominium units during events;
- Residents of the abutting residential developments and County staff to be notified a minimum of 30 days prior to each event planned to end past 10:00 p.m.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for AR-19-400066 (UC-0849-14):

Current Planning

- Until July 30, 2020 to review as a public hearing;
- Maximum of 3 nights per month for live entertainment events permitted including legal holidays (Memorial Day, New Years, Labor Day, 4th of July, and Presidents Day) with events ending at 12:00 a.m., for all remaining days, live entertainment events permitted only until 10:00 p.m.;
- No live entertainment before 8:00 a.m.;
- Applicant to continue to analyze the height and design of safety mesh to determine if it is adequate;
- Point of contact for complaints to be provided to adjacent residential property owners;
- Applicant to continue to coordinate with residents of Marie Antoinette Condominiums;
- Applicant to continue to review emerging technologies for sound mitigation opportunities;
- Applicant to monitor decibel measurements for Marie Antoinette Condominium units during events;
- Residents of the abutting residential developments and County staff to be notified a minimum of 30 days prior to each event planned to end past 10:00 p.m.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for AR-18-400135 (UC-0849-14):

Current Planning

- Until May 25, 2019 to review as a public hearing;

- Maximum of 3 nights per month for live entertainment events permitted including legal holidays (Memorial Day, New Years, Labor Day, 4th of July, and Presidents Day) with events ending at 12:00 a.m., for all remaining days, live entertainment events permitted only until 10:00 p.m.;
- No live entertainment before 8:00 a.m.;
- Applicant to continue to analyze the height and design of safety mesh to determine if it is adequate;
- Point of contact for complaints to be provided to adjacent residential property owners;
- Applicant to continue to coordinate with residents of Marie Antoinette Condominiums;
- Applicant to continue to review emerging technologies for sound mitigation opportunities;
- Applicant to monitor decibel measurements for Marie Antoinette units during events;
- Residents of the abutting residential developments and County staff to be notified a minimum of 30 days prior to each event planned to end past 10:00 p.m.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for UC-0849-14 (AR-0023-17):

Current Planning

- 1 year for review;
- Maximum of 3 nights per month for events permitted including legal holidays (Memorial Day, New Years, Labor Day, 4th of July, and Presidents Day) with events ending at 12:00 a.m., for all remaining days, events permitted only during daylight hours (to end at 10:00 p.m.);
- Applicant to analyze the height of safety mesh to determine if it is adequate;
- Point of contact for complaints to be provided to adjacent residential property owners;
- Applicant to continue to coordinate with residents of Marie Antoinette Condominiums;
- Applicant to continue to review emerging technologies for sound mitigation opportunities;
- Applicant to monitor decibel measurements for Marie Antoinette units during events;
- Temporary Commercial Event applications to be submitted for each event;
- Residents of the abutting residential developments to be notified a minimum of 30 days prior to each event with documentation of the notification to be submitted to staff with the Temporary Commercial Event application.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for UC-0849-14 (WC-0174-16):

Current Planning

- 2 months to review;
- Live entertainment limited to 12:00 a.m. on Friday, December 30, 2016 and until 1:00 a.m. for New Year's Eve 2016.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to 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.

Listed below are the approved conditions for UC-0849-14:

Current Planning

- Raise mesh fence height to 180 feet;
- Parking lot and driving range area not to be used for outdoor live entertainment;
- Design review as a public hearing on lighting and signage;
- Live entertainment limited to daytime hours (6:00 a.m. to 10:00 p.m.);
- Mesh safety fence to be constructed of a non-transparent material;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license, or approval; 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.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; 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; the FAA's airspace

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

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; permits may be required for this facility; and to please contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that property is already connected to the CCWRD sewer system; additional capacity and connection fees will need to be addressed; and that at the time of construction, submit civil improvement plans for review and approval along with wastewater flows to determine sewer point of connection.

Las Vegas Valley Water District (LVVWD)

- Applicant is advised that water and fire flow review are needed; and to please submit plans to LVVWD.

Signage

Signage is not a part of this request.

Applicant's Justification

This request has had 5 reviews since 2016. The applicant states this business continues to run without incident and works very hard to maintain a good working relationship with its neighbors, particularly Marie Antoinette Condominiums. Therefore, the applicant respectfully requests to forego the year review process and is requesting the application reviews to continue on a 3 year basis.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-22-400094 (WC-0174-16 (UC-0849-14))	Fifth application for review for waiver of conditions limiting the hours for live entertainment to daytime hours for an interactive golf with driving range, club, and pool (Topgolf)	Approved by BCC	September 2022
AR-20-400089 (UC-0849-14)	Fourth application for review for waiver of conditions limiting the hours for live entertainment to daytime hours for an interactive golf with driving range, club, and pool (Topgolf)	Approved by BCC	October 2020
AR-19-400066 (UC-0849-14)	Third application for review for waiver of conditions limiting the hours for live entertainment to daytime hours for an interactive golf with driving range, club, and pool (Topgolf)	Approved by BCC	July 2019
DR-18-0649	Façade change	Approved by BCC	October 2018
AR-18-400135 (UC-0849-14)	Second application for review for waiver of conditions limiting the hours for live entertainment to daytime hours for an interactive golf with driving range, club, and pool (Topgolf)	Approved by BCC	July 2018

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0081	Monorail extension	Approved by BCC	March 2018
UC-0849-14 (AR-0023-17)	First application for review for waiver of conditions limiting the hours for live entertainment to daytime hours for an interactive golf with driving range, club, and pool (Topgolf)	Approved by BCC	May 2017
DR-0695-17	Sign modification	Approved by BCC	November 2017
UC-0285-17	Outdoor sales booth	Approved by BCC	June 2017
DR-0168-17	Convention center expansion	Approved by BCC	April 2017
UC-0849-14 (WC-0174-16)	Waived conditions of a use permit to allow extended hours of operation for live entertainment in conjunction with a recreational facility (golf driving range)	Approved by BCC	December 2016
UC-0373-10 (AR-0135-16)	Second application for review to allow a temporary event for more than 10 days per event and allowed membrane structures (tents)	Approved by BCC	December 2016
DR-0347-15 (AR-0088-16)	First application for review for lighting, animated signage (video display units), and mesh safety fence for a recreational facility (golf driving range) - approved with no further reviews required	Approved by BCC	August 2016
DR-0347-15	Lighting and an amendment to a comprehensive sign package to permit additional freestanding signs, wall signs, animated signs, and directional signs for a recreational facility (golf driving range) with waivers of conditions of a use permit (UC-0849-14) related to mesh fence	Approved by BCC	July 2015
UC-0849-14	Interactive golf with driving range, club, and pool (Topgolf)	Approved by BCC	December 2014
UC-0848-14	Recreational facility	Denied by BCC	December 2014
VS-0530-14	Vacated a pedestrian easement along Tropicana Avenue	Approved by PC	April 2014
UC-0103-14	VIP drop-off area in conjunction with the MGM Grand Resort Hotel	Approved by BCC	April 2014
DR-0103-12	Expansion and interior modification to the MGM Grand Resort Hotel	Approved by BCC	April 2012
DR-0165-11	Six, 28,980 square foot wall signs	Approved by BCC	June 2011
UC-0373-10	Allowed a temporary event for more than 10 days per event and allowed membrane structures (tents)	Approved by BCC	October 2010

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0103-08	Manmade decorative water features	Approved by BCC	March 2008
DR-0447-04	Relocated a freestanding sign	Approved by BCC	April 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60)	Portions of Showcase Mall, commercial businesses, & undeveloped
South	Entertainment Mixed-Use	CR & CG (AE-60 & AE-65)	Tropicana & OYO Resort Hotels, commercial businesses, motels, & undeveloped
East	Entertainment Mixed-Use	CR, RS52, RM32, RM50, & CG (AE-60 & AE-65)	Marie Antoinette Condominiums, Wyndham Resort condominiums, apartments, commercial uses, & undeveloped
West	Entertainment Mixed-Use	CR & RM50 (AE-60)	The Grand Chateau Time Share Hotel, The Carriage House, MGM Signature Towers, portions of the Showcase Mall, Polo Towers, retail shops, restaurants, New York-New York Resort Hotel, & Park MGM Resort Hotel

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This review was required as a condition of AR-22-400094 (UC-0849-14). The applicant has demonstrated compliance with the conditions required for the continued operation of the Top Golf facility. Staff is not aware of any negative impacts to the surrounding neighborhood, community, or streets. No complaints have been received related to the hours of operation for live entertainment or other operations related to the Top Golf facility. Since the approval of the original application and subsequent reviews there has been no changes to the condition of the subject property and surrounding area. Staff finds the current use of the property will continue to need periodic reviews due to the proximity of the residential use to evaluate neighborhood

compatibility. Therefore, staff can support an additional 2 year review to assess if additional or modified conditions are necessary due to a change of circumstance in the future.

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 July 30, 2026 to review as a public hearing;
- Maximum of 3 nights per month for live entertainment events permitted including legal holidays (Memorial Day, New Years, Labor Day, 4th of July, and Presidents Day) with events ending at 12:00 a.m., for all remaining days, live entertainment events permitted only until 10:00 p.m.;
- No live entertainment before 8:00 a.m.;
- Applicant to continue to analyze the height and design of safety mesh to determine if it is adequate;
- Point of contact for complaints to be provided to adjacent residential property owners;
- Applicant to continue to coordinate with residents of Marie Antoinette Condominiums;
- Applicant to continue to review emerging technologies for sound mitigation opportunities;
- Applicant to monitor decibel measurements for Marie Antoinette Condominium units during events;
- Residents of the abutting residential developments and County staff to be notified a minimum of 30 days prior to each event planned to end past 10:00 p.m.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS: 5 cards

PROTEST: 5 cards, 1 letter

COUNTY COMMISSION ACTION: October 2, 2024 – HELD – To 11/06/24 – per the applicant.

COUNTY COMMISSION ACTION: November 6, 2024 – HELD – To 12/04/24 – per the applicant.

APPLICANT: TOPGOLF USA LAS VEGAS, LLC

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

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-24-0553-TOWNE STORAGE UNIVERSITY, LC

SIGN DESIGN REVIEWS for the following: 1) waive residential adjacency standards; and 2) signage in conjunction with an existing mini-warehouse facility on 1.36 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays.

Generally located on the east side of University Center Drive, 150 feet south of Northrop Avenue (alignment) within Paradise. TS/nai/kh (For possible action)

RELATED INFORMATION:

APN:

162-15-801-001

SIGN DESIGN REVIEWS:

1.
 - a. Allow an illuminated wall sign on the side of the building that faces an adjacent property in a residential district where not permissible per Section 30.04.06I.1.
 - b. Allow an illuminated wall sign to be oriented towards a residential district where not permissible per Section 30.04.06I.3.
 - c. Allow an illuminated wall sign within 100 feet of a property subject to Residential Adjacency standards where not permissible per Section 30.04.06I.4.
2. Wall signs.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3910 University Center Drive
- Site Acreage: 1.36
- Project Type: Wall signs
- Sign Height: 6 feet, 9 inches (Sign 1)/8 feet (Sign 2)/6 feet, 9 inches (Sign 3)
- Square Feet: 131 feet, 6 inches (Sign 1)/129 feet (Sign 2)/131 feet, 6 inches (Sign 3)

Site Plan & History

The plan depicts 2 existing mini-warehouse buildings on a 1.36 acre lot. Access to the site is provided from University Center Drive. Building A is adjacent to the north property line and 1 wall sign will be installed. Building B is adjacent to the south property line and 2 wall signs will

be installed. A design review for signage was required as a condition of approval of ZC-19-0905. This sign design review application also addresses the waivers from residential adjacency standards for Sign 3 only.

Sign Plan

The plans show 3 wall signs made from vinyl channel letters that will be internally illuminated with white LED lights. The signs will be installed on the upper portions of the buildings.

Sign 1 (S1) is located along the west building facade of Building A. The front of the building has several facades, with the facade containing the sign being 2,204 square feet and the sign is 131.6 square feet, which is 6% of the building facade. This sign consists of 2 words, "Towne Storage." The "Towne" word will be dark emerald green with yellow trim and the "Storage" word will be white with green trim.

Sign 2 (S2) is located along the west building facade of Building B. The building facade is 2,204 square feet and the sign is 129 square feet which is 5.85% of the building facade. This sign consists of 3 words, "Towne Storage Office." The colors will be the same as Sign 1 for "Towne" and "Storage," however, the Office word will be a yellow.

Sign 3 (S3) is located along the south building facade of Building B. The building facade is 11,492.25 square feet and the sign is 131.6 square feet which is 1.14% of the building facade. This sign consists of 2 words, "Towne Storage." The colors will be the same as Sign 1 for "Towne" and "Storage."

Applicant's Justification

The applicant is requesting 3 illuminated wall signs for an existing mini-warehouse. All 3 signs will be illuminated from 7:00 a.m. to 9:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400067 (ZC-18-0905)	First extension of time for a mini-warehouse facility with waivers of developments for increased height and waived requirement for sidewalks or buffer around the building and a design review	Approved by BCC	June 2021
DR-21-0198	Increased finished grade	Approved by BCC	June 2021
ZC-18-0905	Reclassified to C-1 zoning for a mini-warehouse facility	Approved by BCC	April 2019
DR-0790-03	140 unit senior apartment complex - expired	Approved by BCC	August 2006
ZC-1365-02	Reclassified this site to U-V zoning for a mixed-use development - expired	Approved by BCC	March 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Entertainment Mixed-Use	RM50	Multi-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area. Additionally, comprehensive sign plans shall demonstrate the proposal will improve the aesthetics of the development and will not have an adverse impact on the use, enjoyment, or value of property.

The purpose of analyzing signs is to ensure it does not create any negative impacts, nuisance, nor visual burdens to the neighboring properties. Other than the residential adjacency standards for Sign 3, all 3 signs comply with the sign standards in Chapter 30.05. Sign 1 and Sign 2 will be placed along the west side of the buildings, which face University Center Drive. There will not be any impact on the properties on the west side of the street. Sign 3 will be installed on the south side of Building B facing the tennis court of the multi-family complex, while the condominium building is set farther east of the property. Therefore, there will not be any impact or burden placed on that property; therefore, staff can support these requests.

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CARLENE FREEMAN

CONTACT: CARLENE FREEMAN, ALLIED ELECTRIC SIGN & AWNING, 3255 PEPPER LANE, SUITE 110, LAS VEGAS, NV 89120

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

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

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

RELATED INFORMATION:

APN:

177-14-602-009

WAIVERS OF DEVELOPMENT STANDARDS:

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

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

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

Site Plan

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

Applicant's Justification

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

Prior Land Use Requests

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

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

Public Works - Development Review

Waiver of Development Standards #2

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of occupancy and/or business license shall not be issued without approval of a Certificate of Compliance
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0369-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIERRA INVESTMENT PROPERTIES, LLC-SER CAMERO

CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON STREET, LAS VEGAS, NV
89102

DRAFT

12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-24-0564-COUNTY OF CLARK (AVIATION) & MCM DEVELOPMENT R LLC
LEASE:**

USE PERMIT for a restaurant and related facilities.

DESIGN REVIEW for a restaurant with drive-thru and outdoor dining area on 0.82 acres of a 5.13 acre site within an existing shopping center in a CP (Commercial Professional) Zone and a CG (Commercial General) Zone within the Airport Environs (AE-60 & AE-65) Overlay.

Generally located on the south side of Russell Road, 287 feet west of Eastern Avenue within Paradise. JG/jud/kh (For possible action)

RELATED INFORMATION:

APN:

162-35-513-005; 162-35-513-006; 162-35-513-009; 162-35-513-013; 162-35-513-015; 162-35-513-017; 162-35-513-032; 162-35-513-034 portion; 162-35-611-001 through 162-35-611-003; 162-35-611-006; 162-35-611-007; 162-35-611-009; 162-35-611-013; 162-35-611-022 through 162-35-611-023

USE PERMIT:

Allow a restaurant and related facilities as a primary use where the establishment must be accessory and subordinate to the primary use, designed for the exclusive use of the employees of an office complex or business park, and shall not have an independent commercial appearance or operation per Section 30.03.06.

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.82 acres on a 5.13 total acre site/72 acres (existing shopping center)
- Project Type: Restaurant building with drive-thru and outdoor dining patio area
- Number of Stories: 1
- Building Height (feet): 22.5
- Square Feet: 2,366 (proposed restaurant building)/600 (outdoor dining patio)
- Parking Required/Provided: 1,169/2,848
- Sustainability Required/Provided: 7/6

Site Plan

The applicant is proposing a restaurant building with drive-thru and outdoor dining patio area on 0.82 acres of a 5.13 acre site within Assessor's Parcel Number (APN) 162-35-513-034. The pad site is within an existing 72 acre shopping center located south of Russell Road and west of Eastern Avenue.

The plans depict a proposed freestanding 2,366 square foot restaurant (Starbucks) located along Russell Road, near the center of the commercial development frontage (McCarran Marketplace Shopping Center). The main entrance to the restaurant is on the south side of building, towards the parking lot. A 600 square foot outdoor patio area is located along the east side of the building, which is accessible from the interior of the restaurant. Portions of the drive-thru lane as well as a small portion of the building are located within the CP zoning district; therefore, necessitating a request for a special use permit to allow a restaurant as a principal use. A 12 car queuing drive-thru lane is located farther to the east of the site and wraps around the north side of the building, the menu board and pick-up window are also located along the north side of the building. The drive-thru exits along the west side of the restaurant. A trash enclosure is proposed on the south side the site. Twenty-three parking spaces are provided immediately south of the proposed restaurant and patio area, where 2,848 are provided throughout the entire shopping center. Access to the site is via a private drive located east of the site, south of Russell Road. Cross-access is provided throughout the entire shopping center.

Landscaping

Existing landscaping with a detached sidewalk will remain along Russell Road. A pedestrian connection is proposed from the existing sidewalk along Russell Road to the private driveway to the east connected to the site via a defined pedestrian access, which crosses the landscaping, drive-thru lane, and leads to the patio and front of the restaurant. A new minimum 15 foot wide landscape area with Desert Museum Palo Verde, African Sumac, and Swan Hill Olive is proposed adjacent to the east and north sides of the site. The existing street landscaping along Russell Road is proposed to be widened with trees planted 11.6 feet on center to create a buffer between the streetscape and the drive-thru lane. Landscaping is also proposed in landscape areas within the parking lot. Trees within the parking lot landscape planters will include Desert Museum Palo Verde, and African Sumac. Overall, the proposed landscaping is water efficient and desert sensitive landscaping.

Elevations

The proposed 22.5 foot high building design features desert contemporary architecture and desert appropriate color palette for the Starbucks brand. Other elements include light reflective roofs, storefront glass with aluminum frames, brick veneer, and composite wood panel accents.

Floor Plans

The 2,366 square foot restaurant will include a seating room, an area for carryout orders, service counter, and restrooms. The outdoor dining patio area has an overall area of 600 square feet.

Applicant's Justification

The applicant states the enhanced landscaping along Russell Road shall serve to screen the drive-thru lane from view. There is an existing Starbucks with a drive-thru lane located to the east of

the proposed development. This proposed project is meant to replace the existing Starbucks. The applicant further states the project proposes mitigation measures to buffer noise and provide a visually enhanced elevation fronting Russell Road while providing for a suitable queue line which will not disrupt on-site traffic flows.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1545-06	Vacated and abandoned a flood control drainage easement	Approved by BCC	December 2006
ZC-0487-03 (ET-0132-06)	First extension of time to reclassify the site to C-2 and M-D zoning	Approved by BCC	June 2006
ZC-1632-04 (WC-0120-06)	Waiver of conditions of a zone change requiring various off-site improvements	Approved by BCC	June 2006
DR-1097-06	2 multi-tenant retail buildings	Approved by BCC	September 2006
DR-1988-05	Medium box retail shopping center	Approved by BCC	February 2005
DR-1987-05	Inline retail shopping center	Approved by BCC	February 2005
DR-1986-05	Inline retail shopping center	Approved by BCC	February 2005
DR-1985-05	For an anchor store within a retail shopping center (Lowe's)	Approved by BCC	February 2005
DR-1635-04	For an anchor store within a retail shopping center (Wal-Mart)	Approved by BCC	October 2004
ZC-1632-04	Reclassified 80 acres from M-D to C-2 zoning for a future commercial shopping center	Approved by BCC	October 2004
ZC-0487-03	Reclassified 141 acres to C-2 and M-1 zoning for future commercial and industrial uses	Approved by BCC	May 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS5.2 (AE-60)	Single-family residential
South	Business Employment & Public Use	CG & RS5.2 (AE-60, AE-65, AE-70 & AE-75)	McCarran Marketplace Shopping Center & electrical sub-station
East	Business Employment	CG (AE-60 & AE-65)	McCarran Marketplace Shopping Center
West	Business Employment & Public Use	CG & PF (AE-60 & AE-65)	Vacant portion of McCarran Marketplace Shopping Center & soccer fields

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

The proposed use is compatible with the surrounding area. The new restaurant and outdoor dining will replace the existing Starbucks providing a better drive-thru queuing and staff does not anticipate an adverse impact on the traffic flow. The proposed use is compatible with Policy PW-3.3, which encourages a mix of employment and aviation related uses in existing employment areas near Sunset Road and Eastern Avenue to ensure the compatibility of airport operations, preserve the viability of warehousing and manufacturing uses and protect public health, safety and welfare. The proposed restaurant and outdoor dining are located within the Airport Environs, but the proposed uses are allowed and compatible. Therefore, staff can support this request.

Design Review

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

The site has been designed to promote a cohesive development through the use of compatible architectural designs, and common drive aisles that promote access within the development. The design is in compliance with the approved concept development plan that was presented with the original zone change (ZC-1632-04). Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application, and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0435-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: DARRYL BRANDWINE

**CONTACT: DARRYL BRANDWINE, 10801 W. CHARLESTON BOULEVARD, SUITE
530, LAS VEGAS, NV 89135**



10801 West Charleston Blvd. | Suite 530 | Las Vegas, NV | 89135
702.460.8891 | www.forza-tv.com

UC-24-0564

August 30, 2024

Attention: Judith Rodriguez Guggiari – Senior Planner Judith.Rodriguez@ClarkCountyNV.gov

Clark County, Nevada

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

RE: **APR-24-100912** Justification Letter of a proposed Starbucks Coffee Café development at the SWC of E. Russell Rd. & S. Eastern Ave.

To Whom It May Concern:

Forza Design Group is providing this letter as justification for the proposed in-fill development, a drive-thru coffee café, at the southwest corner of East Russell Road and South Eastern Ave. (a portion thereof APN# 162-35-513-034 / total =5.13 AC / at approximately .81 (+/- 35,183 SF) acres for subject project), which is currently zoned as General Commercial (CG) on behalf of our client, Align REI.

Project Introduction

The proposed project scope contemplates the construction of a new, ground-up building designed to seamlessly integrate with the existing commercial and community developments in the area. The use is categorized as "Restaurant" in Title 30 and is a Special Use in a split zoned area of CG (General Commercial) and CP (Commercial Professional).

Project Description

This site and building will serve to host a Starbucks Drive-Thru restaurant coffee cafe. As outlined in the site plan, the building has a total area of 2,366 square feet (approximately 65' long by 32' wide), a max height of 22'-2" with +/-600 SF patio area, a 12-car queuing lane and occupying roughly 6.7% of the subject site area. Although no direct driveway access to the site is proposed, it can be easily accessed from the existing commercial center's (McCarran Marketplace) driveways flanking the project on the east and west sides. The north boundary contains an existing detached sidewalk with ample landscaping from the overall center's development. To the West and South of the subject parcel, exists vacant land which is part of the overall shopping center. To the east, is the McCarran Marketplace center's in-line retail buildings (one of which contains an existing Starbucks store that will close with the development of this project, if approved). To the north and across the 100' ROW (Russell Road), exists single-family residential (RS5.2). Again, there is no direct

Le

access from westbound traffic on Russell as an existing median is in place. The newly proposed sidewalk on the project's eastern boundary will provide convenient pedestrian access from the existing public way, providing a safer experience for both vehicular and pedestrian driven traffic alike, while also serving as a throat in excess of 133'. The trash enclosure is at the project's south which is oriented in such a way that it will be screened from both Russell Road and Eastern Ave but provides convenient pick-up access for Republic Services without interfering with on-site traffic flows.

Building Design

The subject project will incorporate many design features harmonious and complimentary to desert contemporary architecture and exude a desert appropriate color palette with trade dress synonymous with the Starbucks brand. Other elements include but are not limited to, light reflective roofs, warm and harmonious finish selections, storefront glass with aluminum frames, brick veneer, composite wood panel accents, water efficient / desert sensitive landscaping. The trash enclosures shall be constructed with split face block and steel trellis covering.

Building Signage

Proposed Building Signage shall not exceed the maximum standards/code-regulations delineated in Title 30 and outlined for the AE-60 designation. The signs will be backlit or internally illuminated in nature and will not flash or "run" as marquis lights. Simply, a soft illumination is what is being envisioned and requested. As a commercial area, we believe that the scale and amount of lighting will be appropriate and complimentary to the area. For the purposes of this submittal, any Signage Shown shall be for illustrative purposes only. All Signage shall be under a separate permit. Monument and Pylon Signage (if utilized) shall be under a separate permit and conform to all AE-60 and Title 30 requirements and standards.

Landscaping

The subject project is being proposed in an existing commercial center and as such, off-site/streetscape landscape exists that was installed as part the original development on its north boundary fronting Russell Road. This project contemplates enhancing the aforementioned existing streetscape by installing additional desert sensitive landscape as well as lining the internal driveway on the subject project eastern portion shown in our landscape plan. Additionally, landscaping will be utilized to enhance all on-site areas as required by Title 30.

Applicant Requests

- (1) - 30.06.05 Special Use Permit (UC) - To allow restaurant (Starbucks Coffee Café) as a principal use in a CP Zoning District.

In our proposed site plan, a drive-thru lane is shown within a portion of the site that is designated "CP" Commercial Professional. It is located at the north portion of the property running parallel to Russell Road which is a 100' Right of Way. The site plan as shown does two important things for proposed mitigation. Intense Landscaping shall serve to screen the lane from view and more importantly, a 6'-0" high sound attenuation screen wall at the speaker box (147'-7-1/4"), will help to muffle any noise. The screen wall shall be decorative in nature and comply with Title 30 standards. The combination of these features shall serve to reduce impacts on any residential adjacencies to any

already busy arterial such as Russell Road. There is existing precedence for a drive-thru lane as there is a Starbucks located just to the east of this new development on the subject commercial center. The subject project, as previously mentioned, is meant to replace the existing Starbucks. We are essentially utilizing the same separation that exists on site presently. However, with our site, we propose, as stated above, mitigation measures to better buffer noise, screen visuals across and provide a visually enhanced elevation fronting Russell Road while providing for a suitable queue line that won't disrupt on-site traffic flows.

(2)- 30.06.05 Design Review (DR) - Restaurant with an Outdoor Dining.

With these considerations in mind, we respectfully request your approval recommendation for this project.

Sincerely:



Darryll F. Brandwine | Managing Partner
Design Director
FORZA Design Group

12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0584-FASHION SHOW MALL, LLC:

USE PERMIT for an urgent care facility in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 42.80 acres in a CR (Commercial Resort) Zone.

Generally located on the northwest corner of Las Vegas Boulevard South and Spring Mountain Road within Paradise. TS/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

162-16-112-011 through 162-16-112-017; 162-17-510-003; 162-17-510-004

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3200 Las Vegas Boulevard South
- Site Acreage: 42.8
- Project Type: Urgent Care
- Square Feet: 1,841 (Suite 2000)
- Parking Required/Provided: 4,830/5,563 (per ADR-24-900689)

Site Plans

The plans depict an existing site with 9 different buildings that are individually located on 9 contiguous parcels. The 8 buildings provide interior access to each other, giving the appearance of 1 large building, with Building 9 connecting all 8 structures together and providing interior access to the individual buildings. Access to the site is granted via Sammy Davis Jr. Drive, Fashion Show Drive, Las Vegas Boulevard South, Fashion Lane, and Mel Torme Way. This application is for an urgent care within suite 2000. The subject suite is in Building 9, directly south of Building 3 (Macy's Men). The urgent care is accessible from inside of the mall, on the second floor.

Landscaping

No additional landscaping is proposed with this request.

Floor Plans & Elevations

The photos depict an existing urgent care facility within Building 9 of the Fashion Show Mall, 5 feet south of the Macy's Men's business (Building 3). The plans depict an existing suite with 5

patient rooms, storage room, break room, and water closet. There is a waiting area in the front of the suite that occupies 277 square feet of the total floor area. The clinic area is occupied by the remaining 1,240 square feet of the total floor area. There are low walls within the suite that separate 4 patient rooms (R1, R2, R3, and R4) from the rest of the layout. One patient room (R6) is separated by hanging curtains. The break room (R5) is the eastern most room of the layout, east of the storage room and water closet. There are no changes proposed to the exterior of the mall.

Applicant's Justification

The applicant states that they were previously licensed under UC-1493-99 but the license lapsed for more than 1 year. Therefore, they are requesting a use permit to allow an urgent care facility within a CR district. No changes are being made to the existing suite with this request. The facility will be open Monday through Thursday from 10:00 a.m. to 8:00 p.m., Friday and Saturday from 10:00 am to 9:00 pm, and Sunday from 10:00 a.m. to 7:00 p.m. The facility will provide doctor visits, Covid testing, IV infusions, labs, and suturing. It is not an emergency room but rather a facility that provides services to walk-in patients without an appointment. There are no emergency vehicles associated with this business, it is open to the general population of the mall.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-24-900689	Administrative design review for restaurant outdoor dining remodel/façade change	Approved by ZA	November 2024
ADR-23-900378	Administrative design review for a new restaurant tenant/façade change	Approved by ZA	September 2023
ADR-22-900536	Administrative design review for a canopy	Approved by ZA	September 2022
WS-22-0416	Waivers of development standards and a design review for modifications to an existing shopping center-expired	Approved by BCC	September 2022
UC-20-0546	Use permits, waiver of development standards, and a design review for a monorail	Approved by BCC	October 2021
UC-19-0769	Recreational facility (Casino Quest)	Approved by PC	November 2019
UC-19-0526	Tattoo shop	Approved by PC	August 2019
UC-19-0221	Recreational facility (escape room)	Approved by BCC	May 2019
UC-0409-17	Museum (outdoor public art display) and design review for a museum - expired	Approved by BCC	July 2017
UC-0792-16	Alcohol sales (packaged beer and wine) within an existing outdoor sales structure/booth (Fabulous Freddy's)	Approved by BCC	January 2017

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0740-16	Enclosed existing outdoor sales structures/booths, a shade structure, and reduced parking	Approved by BCC	December 2016
UC-0660-16	Outside dining and drinking areas with on-premises consumption of alcohol to have primary means of access not from the interior of the restaurant and façade changes (Sugar Factory)	Approved by BCC	November 2016
WS-0659-16	Modifications to an approved comprehensive sign package (Sugar Factory)	Approved by BCC	November 2016
DR-0060-15	Modifications to a comprehensive sign package and exterior remodel (Dick's Sporting Goods)	Approved by BCC	March 2015
WS-0663-14	Comprehensive sign package	Approved by BCC	September 2014
UC-0259-14	Expansion and remodel of an existing shopping center with outdoor sales structures/booths and use permits for various uses	Approved by BCC	June 2014
WS-0617-11	Allowed a roof sign in conjunction with a shopping center	Approved by PC	February 2012
WS-0494-11	Increased sign area and allowed portions of the signs to be constructed of temporary materials	Approved by PC	December 2011
UC-0129-11	Movie theater including production, live entertainment, and on-premises consumption of alcohol	Approved by BCC	May 2011
UC-0507-10	Live entertainment beyond daytime hours for a temporary outdoor commercial event (New Year's Eve Party)	Approved by PC	December 2010
WS-0704-09	Increased the average letter height and increased the projection for wall signs for the Forever 21 store	Approved by PC	February 2010
UC-0641-07	Outside bar in conjunction with an existing restaurant	Approved by PC	July 2007
DR-0539-05	Extension of the pedestrian bridge	Approved by BCC	May 2005
DR-1485-00	Modifications to Fashion Show Mall expansion	Approved by BCC	November 2000
DR-0166-00	Parking garage for Fashion Show Mall	Approved by BCC	March 2000
UC-1493-99	Expansion of the Fashion Show Mall and allowed an increase in overall on-premise sign area	Approved by PC	November 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Trump Tower resort condominiums & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Entertainment Mixed-Use	CR	Treasure Island Resort Hotel
East	Entertainment Mixed-Use	CR	Wynn & Encore Resort Hotels
West	Business Employment	IL	Industrial/commercial buildings & uses

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff believes that this proposed use is compatible with and complimentary to the existing uses within the shopping center. As the applicant has indicated, there will be no emergency vehicles associated with the business. The applicant had been operating for many years under their previous approval (UC-1493-99) and staff is not aware of any incidents related to this established business. Staff can support the 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 within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: QUICK FIX URGENT CARE

CONTACT: QUICK FIX URGENT CARE, 2001 REDBIRD DRIVE, LAS VEGAS, NV
89134

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-17-510-003

PROPERTY ADDRESS/ CROSS STREETS: 3200 S Las Vegas Blvd Suite#2000 Las Vegas Nv 89109

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: Fashion Show Mall.LLC
 ADDRESS: 3200 S Las Vegas Blvd Suite#600
 CITY: Las Vegas STATE: NV ZIP CODE: 89109
 TELEPHONE: 702-784-7080 CELL: _____ EMAIL: brent.gardner@bpretail.com

APPLICANT INFORMATION (must match online record)

NAME: Rinat Elimelech
 ADDRESS: 9724 Cascade Falls ave
 CITY: Las Vegas STATE: NV ZIP CODE: 89117 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 702-328-3189 EMAIL: office@quickfixurgentcarelv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: _____
 ADDRESS: SAME
 CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

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

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

[Signature] Property Owner (Signature)* Brent Gardner Property Owner (Print) 9/24/24 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) UC-24-0584 ACCEPTED BY Tyler (Tpd)
 PC MEETING DATE 12/17 DATE 10/14/24
 BCC MEETING DATE _____ FEES \$1,000.00
 TAB/CAC LOCATION Paradise DATE 11/26/24



Justification Letter

09/19/2024

I am requesting a special use permit to operate an Urgent Care facility in a CR district per section 30.03.05C.1

We used to have a business license 2008034-062-101 with approval under UC-99-1493.

H-1 Zone approved medical office to provide outpatient primary care services. IV infusions, labs, and suturing administered by a NV state licensed health care provider as defined in NRS.629.031 located within an existing shopping center. The entrance to the location is from the inside of the mall on the second floor.

No changes to the extension of the mall.

Our store will be open same a Mall hours Monday to Thursday 10am to 8pm Friday and Saturday 10 am to 9 pm and Sunday 10am to 7 pm.

Services that will be provided are Doctor visit, Covid test, IV Infusion, labs, suturing. It is not an emergency room.

The entrance to the location is from inside the mall, second floor next to Macy's men.

No emergency vehicles. It will be open to the general population of the mall visitors.

The idea is to give mostly uninsured tourist a basic service for an immediate health issue.

Let us know if you need further information.

Sincerely,

Rinat Elimelech

PLANNER
COPY

UC-24-0584
JL 7

12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0605-REGAL I, LLC & EASTGATE THEATRE, INC. LEASE:

USE PERMIT for outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce buffering and screening; and **2)** residential adjacency.

DESIGN REVIEWS for the following: **1)** recreational vehicle storage, and **2)** retail buildings on a portion of 17.7 acres in a CG (General Commercial) Zone.

Generally located on the northeast corner Eastern Avenue and Pebble Road within Paradise. MN/sd/kh (For possible action)

RELATED INFORMATION:

APN:

177-13-423-003; 177-13-423-005; 177-13-423-007; 177-13-423-009; 177-13-423-011; 177-13-423-026; 177-13-423-029; 177-13-432-030; 177-13-423-032 through 177-13-423-039; 177-13-423-041; 177-13-423-042

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the width of a landscaping buffer strip along the north property line to 10 feet, with 1 row of trees where a 15 foot wide landscaping buffer strip with 2 rows of trees is required per Section 30.04.02C (a 33% reduction).
- b. Reduce the width of the landscaping buffer strip along the east property line from 10 feet to zero feet, with 1 row of trees where a 15 foot wide landscaping buffer strip with 2 rows of trees is required per Section 30.04.02C (up to a 100% reduction).
- c. Reduce the perimeter wall height to 6 feet where 8 feet is required along the north property line per Section 30.04.02C (a 25% reduction).
- d. Reduce the perimeter wall height to 6 feet where 8 feet is required within the east property line per Section 30.04.02C (a 25% reduction).
2. a. Allow outdoor storage adjacent to a residential district where not permissible per Section 30.04.06E.
- b. Allow higher activity areas (loading) adjacent to a residential district where not permissible per Section 30.04.06E.

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8816 S. Eastern Avenue
- Site Acreage: 17.7 (overall shopping center)/2.99 (mini warehouse)/2.43 (retail store buildings)
- Project Type: Outdoor storage/mini warehouse
- Number of Stories: 1
- Building Height (feet): 31 (mini storage facility)/28 (retail buildings)/20 (RV carports)
- Square Feet: 326,587 (overall shopping center)/156,952 (mini warehouse)/9,000 (Retail building 5)/9,000 (retail building 6)/700 (patio retail building 5)/700 (patio retail building 6)
- Parking Required/Provided: 706/771
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict an existing shopping center with cross access and shared parking with the other commercial buildings. The proposed site plan depicts 2 new retail commercial buildings in the center portion of the shopping center and the addition of a recreational vehicle parking and outdoor storage area in conjunction with a mini warehouse. A previous movie theater was remodeled into the mini-warehouse which was approved as a permitted use under the previous Title 30 regulations. The RV parking and storage area is located along the eastern portion, as well as small area of the southern portion of the site, adjacent to a residential development in a RS 3.3 zone to the north and a common area for a residential development and a drainage channel to the east. Existing parking is being removed for the storage area; however, the site is compliant with parking requirements. The plans show bicycle parking, 4 new EV parking spaces and 35 EV capable parking spaces. Shade structures for the RV storage are shown adjacent to the east side of the mini-warehouse building, setback 60 feet from the northern property line and 34 feet from the eastern property line. Loading spaces are located along this elevation as well. A proposed trash enclosure is located more than 50 feet from the north and east property lines. A 24 foot-wide drive aisle is maintained between the shade structures and the landscape strip. Access is from Eastern Avenue and Pebble Road. No other changes are proposed to the other existing commercial buildings.

Landscaping

The plans depict landscape areas located adjacent to Pebble Road and Eastern Avenue and within the parking areas. With the proposed addition of 2 new retail commercial buildings parking lot landscaping will be provided for with landscape islands every 6 spaces within the area being redeveloped. The applicant has provided for additional trees to the perimeter where an intense landscape buffer is required along the east and north property lines but does not comply with the complete landscape requirements. The width of the landscape strip is 10 feet for the northern and a portion of the eastern property line. There is access to the drainage channel from this site, therefore landscaping is not provided at the point of access. Six foot high walls exist on the northern and eastern property lines, where 8 feet is required per the landscaping and buffering regulations as well as the regulations in Section 30.03.07 regarding screening for outdoor storage adjacent to non-industrial uses. Trees are noted at 20 feet on center and are from the SNRPC Regional Plant list.

Elevations

The plans depict the existing mini-warehouse building at 31 feet in height with stucco finished parapet walls, pop-outs, store front windows and awnings. The new retail commercial buildings with outdoor patio will be 18 feet in height with parapet walls, storefront glass entry, steel metal canopy, concrete tilt-up panels, and ceramic tile. The shade structures are up to 20 feet and staff recommends the color of the structures matches the color of the mini-warehouse building.

Floor Plans

The plans depict 2 new retail commercial buildings with various suites with open floor plan.

Applicant's Justification

The overall development is located on the northeast corner of Pebble Road and Eastern Avenue within an existing shopping center consisting of an existing tavern, restaurant, offices, and retail shops. According to the applicant the theater moved out and is replaced by a mini-warehouse project with outdoor recreational vehicle spaces for lease. The applicant would like to add 2 retail buildings in the center of the site. Each building is 9,000 square feet in size and 1,400 square feet of patio area. Eight new bicycle parking spaces, 4 new EV parking spaces, and 35 EV capable spaces are being added for the new structures. Pedestrian walkways are being added for the new buildings.

For the outdoor storage the applicant states that there is an existing 8 foot CMU wall in front of the storage along Pebble Road. However, there is an existing 6 foot CMU wall along the eastern boundary. The center was built 25 years ago, and it doesn't appear the footings will allow additional courses of blocks to be added. Additional landscaping is provided where possible but there is electrical conduit below the landscape area which may interfere with landscaping. The recreational vehicle parking is located behind the building and screened away from Pebble Road and from Eastern Avenue.

Because of the change of use, intense landscaping is required along the northern and eastern property lines. The driveways are not being changed so there is not adequate room for an intense buffer, however, there are no changes to the exterior of the building nor is it moving any closer to the residential boundary. Along the northern property line some parking spaces are being removed and replaced by new landscaping. The existing landscaping between the residential and commercial uses has vacant areas which will be enhanced. To the east of the eastern boundary is a park area for the residential development and a drainage channel. Those 2 parcels are owned by the City of Henderson and the homeowner's association. The applicant indicates trees will be added where possible and planted 20 feet on center. There will be no impact on the residential developments, since mini-warehouses and RV storage generate less traffic than a movie theater.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0170	Vacated and abandoned easements	Approved by PC	March 2018
UC-18-0121	Recreational facility within an existing commercial shopping center	Approved by PC	March 2018

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1049-17	Proposed recreational facility (indoor dog park) and a dog kennel	Approved by PC	January 2018
ZC-1113-95	Reclassified the subject property and other parcels to C-2 zoning for a shopping center	Approved by BCC	September 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Open Lands	RS20 & PF	Public utility structure & undeveloped
East	City of Henderson	RM-10	Single-family residential
West	Corridor Mixed-Use	CG	Commercial shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Design Reviews

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

Use Permit & Design Review #1

Staff can support the requested use permit to allow for the proposed outdoor storage for recreational vehicles as it is compatible with the surrounding area. The requested use permit to allow for outdoor storage for recreational vehicles will conform in part with Policy SM-1.2: Adaptive reuse of existing or underutilized buildings that will help promote reinvestment. Outdoor storage of RVs and boats are common with a mini-warehouse project. Due to the infrequency of traffic, and with proper screening, there are typically no negative impacts to the

surrounding area. However, due to the intensity of the northern portion of the site, staff does not support the related waivers and cannot support the use permit or design review for the outdoor storage.

Waivers of Development Standards

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

Waivers of Development Standards #1a, #1c, #2a, & #2b

There is an existing 10 foot wide landscape area along the northern property line, similar to the eastern property line. However, there are no conditions that will help mitigate impacts to the adjacent residential development to the north. Staff finds that portion of the landscape width noted at 10 feet can be redesigned with the existing driveways and proposed interior landscaping to install a 15 foot wide landscape buffer along the northern property line. The landscape plan depicts an area showing new landscaping right up against the mini warehouse along the northern drive aisle that is 10 feet wide. Such installation can be redesigned to incorporate this into the landscape buffer and expand the width to 15 feet adjacent to the 2 residences directly impacted by the use. In addition, staff does not support the reducing the height of the buffer wall to 6 feet. Both the landscaping and wall requirements are needed to mitigate the impacts from nonresidential uses adjacent to residential uses, as well as specifically for outdoor storage as regulated in Section 30.07.03. A different design or removing structures from the northern area of the site may have less of an impact. Staff cannot support the request as proposed.

Waivers of Development Standards #1b & #1d

Staff can support the reduction in the required landscape buffer to 10 feet where 15 feet is required with a double row of planted trees along the eastern property line, including the portion where there is no landscape area because of the existing access to the drainage channel that prevents installation of a landscape area. A review of the area shows that directly behind the eastern CMU wall is currently a park for the residential development to the northeast of the site and the existing drainage channel. Staff finds these existing conditions, including the existing 6 foot wall, along with the proposed landscaping will help mitigate any impacts associated with the outdoor storage area with the residential development to the northeast as well as to the east across from the draining channel. The closest residential home is over 172 feet away from the adjacent property line and the outdoor storage area. Staff can support these waivers, however since staff does not support the other waivers or use permit, staff cannot support this request.

Design Review #2

Staff finds that the proposed retail buildings incorporate architectural amenities including sustainability measures such as metal canopies, shaded windows, varied roofline and other elements to break-up any mass on the exterior elevations. Staff finds the overall design will not

impact the existing shopping center or those adjacent property uses; therefore, staff can support the proposed design review.

Staff Recommendation

Approval of design review #2; denial of the use permit, waivers of development standards, and design review #1.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- RV shade structures to be painted to match the building;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0473-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OCHOA DEVELOPMENT

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BUILDING 3, SUITE 577, LAS VEGAS, NV 89134**

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-13-423-003, 005, 007, 009, 026, 029, 030, 032,
033, 034, 035, 036, 037, 038, 039, 041, 042

PROPERTY ADDRESS/ CROSS STREETS: NEC Pebble & Eastern

DETAILED SUMMARY PROJECT DESCRIPTION

Use permit, design review, and waivers. Additional retail and mini-warehouse outside storage

PROPERTY OWNER INFORMATION

NAME: Regal I, LLC
 ADDRESS: 1370 Jetstar Ave # 100
 CITY: Henderson STATE: NV ZIP CODE: 89052
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Ochoa Development Corporation
 ADDRESS: 2700 W Richmar Ave OFC
 CITY: Las Vegas, STATE: NV ZIP CODE: 89123 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 760-809-8247 EMAIL: lou@wdcnvada.com

CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting
 ADDRESS: 1930 Village Center Circle Bldg 3-577
 CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577
 TELEPHONE: _____ CELL 702-499-6469 EMAIL: stewplan@gmail.com

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

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

Dennis Troesh
 Manager of Regal I LLC (Signature)*

Dennis Troesh, Manager
 Manager of Regal I LLC (Print)

7/15/2024
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) UC-24-0605
 PC MEETING DATE 12/17/24
 BCC MEETING DATE _____
 TAB/CAC LOCATION Paradise

ACCEPTED BY [Signature]
 DATE 10/22/24
 FEES \$1,800

DATE 11/26/24

*LAS Consulting
1930 Village Center Circle Bldg 3-577
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax*

September 10, 2024

Clark County Current Planning
500 Grand Central Parkway, 1st floor
Las Vegas, NV 89106

RE: APR 24-100737/APN: 177-13-423-003, 005, 007, 009, 017, 022, 024, 025, 026, 027, 028, 029, & 030. 177-13-423-003, 005, 007, 009, 026, 029, 030, 032, 033, 034, 035, 036, 037, 038, 039, 041, 042

Dear Sir or Madam:

Please accept this as our justification letter for a use permit and design review. This is the site of an existing shopping center that contained an indoor movie theater. The theater moved out and is being replaced by a mini-warehouse project. To the rear of the site, they are adding outdoor recreational vehicle spaces for lease. While it is adjacent to existing residentially zoned property in Henderson, the property adjacent to this site is developed as open space for the residences.

Background

This existing facility is an over 300,000 square foot retail development. There is an existing tavern, restaurant, offices and retail shops. The overall development is located on the northeast corner of Pebble Road and Eastern Avenue. The property is designated:

Planned Land Use: Corridor Mixed-Use (CM)

Zoning Classification: Commercial General (CG)

Design Review

The applicant would like to add two retail buildings in the center of the site. Each building is 9000 square feet in size and 1400 square feet of patio area is included in each building. The center was built under the previously adopted Title 30, the new buildings fall under the new code. Eight new bicycle parking spaces and four new EV parking spaces and 35 EV capable spaces are being added for the new structures. The existing center is flat roof, one and two stories. The two new buildings are one story in height and have a similar appearance to the existing buildings.

Pedestrian walkways are being added for the new buildings and use. They are stamped concrete per §30.04.05D.2.ii, On-Site Pedestrian Connections.

Use Permit

The theater is now a mini warehouse facility (BD23-63494) with an additional outdoor RV parking along the east side of the building. There is an on-site office for the mini warehouses. A use permit is required for mini warehouses in the CG district.

The new structures meet the sustainability by providing the attached sustainability chart.

Waiver of Development Standards

Because of the change of use, intense landscaping is required along the northern and eastern property lines. The driveways are not being changed so there is not adequate room for an intense buffer, however, there are no changes to the exterior of the building nor is it moving any closer to the residential boundary. Along the northern property line some parking spaces are being removed and replaced by new landscaping. The existing landscaping between the residential and commercial has vacant areas and the older trees will be replaced. To the east of the eastern boundary is a park area for the residential development and also a drainage channel. The building isn't moving, just RV spaces being added. There will be no impact on the residential developments, mini warehouses generate less traffic than a movie theater.

Applications

- SUP for a mini-warehouse.
- Design Review- For new retail buildings and RV Storage.
- Waiver of Development Standards-Request to waive the requirement for intense landscaping between commercial properties and a less intense use

We believe this request will be an asset to the area and improve the appearance of the mall.

We respectfully request approval of this application. Please feel free to contact me with any questions.

Yours truly,

Lucy Stewart

Lucy Stewart

12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0609-GMD FOOD, LLC:

USE PERMIT for personal services (health club) in conjunction with an existing commercial building on 0.85 acres in an IP (Industrial Park) Zone within Airport Environs (AE-65 & AE-70) Overlay.

Generally located on the south side of Sunset Road and the east side of Escondido Street within Paradise. JG/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

177-02-102-001

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 1405 E. Sunset Road
- Site Acreage: 0.85
- Project Type: Personal services (health club)
- Number of Stories: 2
- Square Feet: 8,175 (proposed health club)
- Parking Provided: 86 (per UC-0234-14)

History & Site Plan

The plan depicts an existing 2 story building with access provided via Sunset Road and Escondido Street. A previously approved application (UC-0234-14) reduced the parking requirement to 86 stalls. The approved application (UC-0234-14) also allowed for a restaurant, on-premises consumption of alcohol, a hookah lounge, and a banquet facility within the building. With this application, the applicant is proposing a health club which will be located on the first floor, on the south side of the building.

Landscaping

No new landscaping is proposed with this request.

Elevations

The photos depict a building with a brown, earth tone color and stucco exterior with a flat roof. There are windows on all 4 sides of the building, as well as doors which provide pedestrian

access on the north, east, and west sides of the building. An exterior stairway provides access to the second floor on the east side of the building. Additionally, there is a parking garage under the building that can be accessed from the south side of the building.

Floor Plans

The plans depict an existing restaurant and banquet hall on the second floor of the building. There is an existing restaurant on the first floor. A new health club is proposed on the south of the restaurant on the first floor. The proposed fitness gym has an open layout with 2 bathrooms.

Applicant's Justification

The applicant is proposing a health club that is in an IP (Industrial Park) Zone, which will be open to the general public. The applicant would like to provide services to employees of the building as well. The business will have operating hours from 6:00 a.m. to 9:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-24-400008 (UC-0234-14)	Waiver of conditions for hours of operation	Approved by PC	March 2024
AR-400077-16 (WC-0009-15)	First application for review for a waiver of conditions to hours of operation	Approved by PC	September 2016
AR-400076-16 (UC-0234-14)	First application for review	Approved by PC	September 2016
WC-400009-15 (UC-0234-14)	Waiver of conditions for hours of operation	Approved by PC	October 2015
UC-0234-14	Use permits and a waiver of development standards for a restaurant, retail uses, and reduced parking	Approved by PC	June 2014
UC-0421-11	Supper club and a restaurant	Approved by PC	November 2011
UC-0010-10	Supper club	Approved by PC	February 2010
UC-1245-07	Use permits and a waiver of development standards for an office and retail building	Approved by PC	November 2007
ZC-1189-06	Zone change and a design review for an office warehouse	Approved by BCC	October 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF (AE-70)	Harry Reid Airport
South	Business Employment	IP (AE-65)	Undeveloped
East	Business Employment	IP (AE-65 & AE-70)	Industrial facility
West	Business Employment	IP (AE-65 & AE-70)	Industrial facility

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The proposed health club is compatible with previously approved commercial uses within the building. Staff believes that this request will not have a negative impact on the surrounding area. Harry Reid International Airport is across the street to the north, the south side of the parcel is adjacent to an undeveloped land, while there are industrial complexes to the east and west sides. A reduction in parking was previously approved with UC-0234-14 to allow 86 spaces, where 113 stalls were required. However, the current Title 30 standards only require 108 parking stalls for the site. Staff realizes that by changing the use to a gym, the parking is not going to be affected in negative way since less parking is required per current Title 30 standards. Conversely, the applicant is not proposing any changes to the exterior of the building. It is for these reasons that staff can support the request.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time

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

Public Works - Development Review

- No comment.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

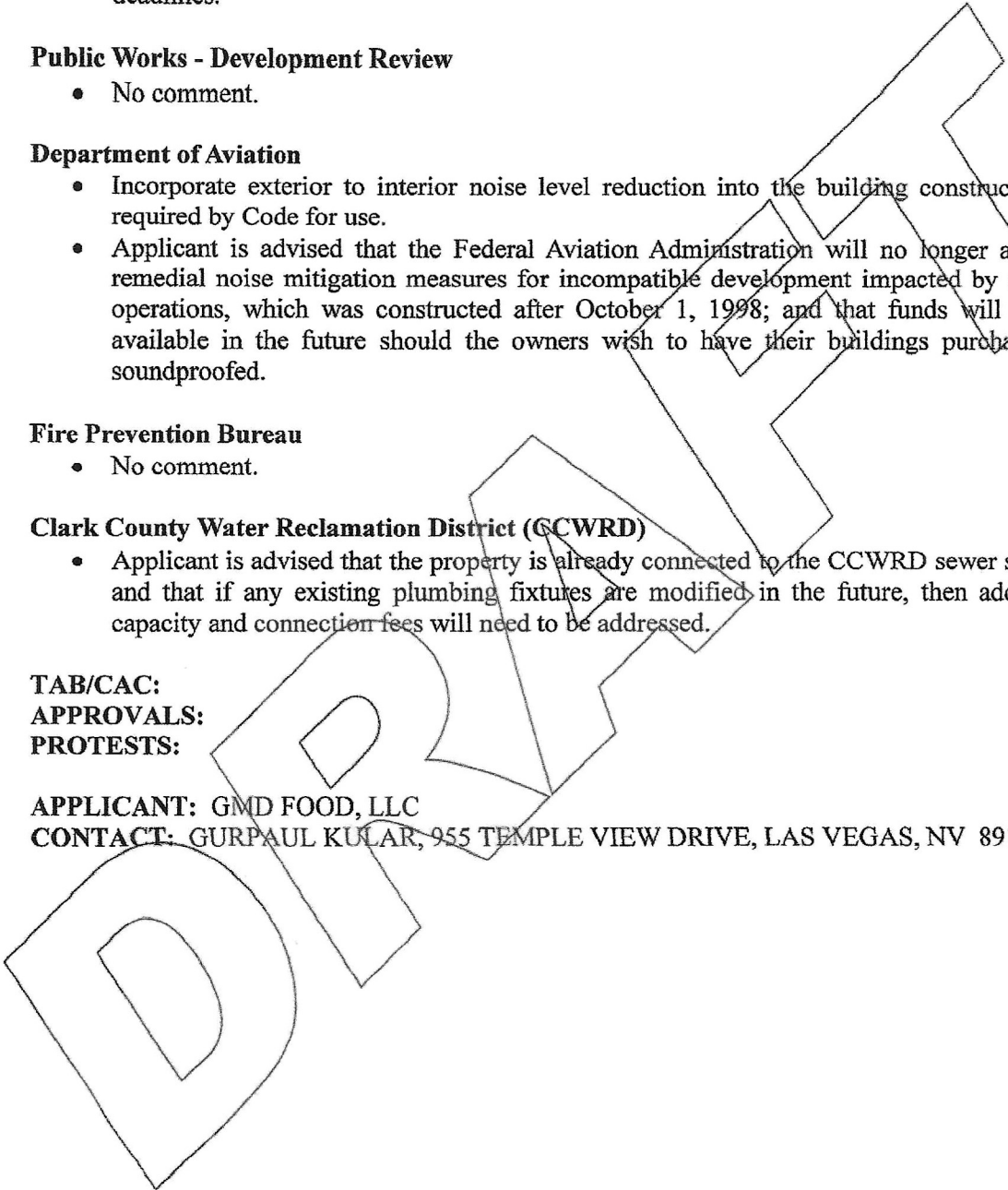
- No comment.

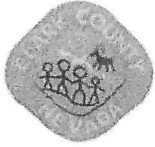
Clark County Water Reclamation District (CCWRD)

- 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: GMD FOOD, LLC
CONTACT: GURPAUL KULAR, 955 TEMPLE VIEW DRIVE, LAS VEGAS, NV 89110**





Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 17702102001

PROPERTY ADDRESS/ CROSS STREETS: 1405 E Sunset, Las Vegas, NV 89119 (Sunset/Escondido)

DETAILED SUMMARY PROJECT DESCRIPTION

Special Use permit in Industrial Park (Business Employment) Zone, to waive condition i.b) in the CP, IP and IL districts, fitness gyms, health clubs, and similar uses must be accessory to an office complex or business park for the exclusive use of employees

PROPERTY OWNER INFORMATION

NAME: GMD Food LLC
 ADDRESS: 955 Temple View Drive
 CITY: Las Vegas STATE: NV ZIP CODE: 89110
 TELEPHONE: 702-306-7872 CELL 702-306-7872 EMAIL: Kularg91@gmail.com

APPLICANT INFORMATION (must match online record)

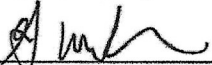
NAME: Same
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Gurpaul Kular
 ADDRESS: 955 Temple View Drive
 CITY: Las Vegas STATE: NV ZIP CODE: 89110 REF CONTACT ID # _____
 TELEPHONE: 702-306-7872 CELL 702-306-7872 EMAIL: Kularg91@gmail.com

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

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


 Property Owner (Signature)*

Gulzar Kular
 Property Owner (Print)

10/1/24
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) UC-24-0609
 PC MEETING DATE 12/17/24
 BCC MEETING DATE _____
 TAB/CAC LOCATION Paradise

ACCEPTED BY Tyles (td)
 DATE 10/23/24
 FEES \$1,000.00

DATE 11/26/24

10/1/24

Gurdev Kular
955 Temple View Dr.
Las Vegas, NV 89110
702-306-7872
Kularg91@gmail.com

RE: Justification Letter - Special Use Permit, Waiver of Conditions (24-101177)
1405 E Sunset, Las Vegas, NV 89119 - APN 177-02-102-001

The Applicant is requesting a Special Use Permit, for personal services per section 30.03.06G-8, for the existing commercial building located at 1405 E Sunset, Las Vegas, NV 89119. The existing zoning is Industrial Park (Business Employment) and the Use Permit request is to waive condition "i.b) in the CP, IP and IL districts, fitness gyms, health clubs, and similar uses must be accessory to an office complex or business park for the exclusive use of employees." The reason for the request is that the existing zoning allows for a gym to be opened within the existing commercial building with the stipulation that the gym serves employees of the businesses within the area. The Waiver of that Condition would allow the gym to serve clients who may not be employed within the area. The anticipated opening hours of operation are from 6am to 9pm.

Sincerely,


Gurdev Kular

9
UC-24-0609
JL

12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0610-MISSION CENTER, LLC:

USE PERMIT for a vehicle wash.

DESIGN REVIEW for façade changes in conjunction with a proposed vehicle wash on a 7.25 acre portion of an 18.65 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays.

Generally located on the east side of Maryland Parkway and the north side of Flamingo Road within Paradise. TS/rr/kh (For possible action)

RELATED INFORMATION:

APN:

162-14-410-001, 162-14-410-002, 162-14-410-003, 162-14-410-004, 162-14-410-005, 162-14-410-006, 162-14-410-007, 162-14-410-008, 162-14-410-009, 162-14-410-010, 162-14-410-011

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4000 S. Maryland Parkway
- Site Acreage: 7.25 (project site)/18.65 (overall)
- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 32
- Square Feet: 79,650 (vehicle wash)/212,420 (overall)
- Parking Required/Provided: 468/891
- Sustainability Required/Provided: 7/5

Site Plan

An overall site plan has been submitted which includes 11 parcels associated with an existing shopping center located on the northeast corner of Flamingo Road and Maryland Parkway to the west of Algonquin Drive. The entire site is 18.65 acres and includes 11 buildings with 212,420 square feet of retail space, including a grocery store, restaurants, and offices with 891 existing parking spaces.

An indoor vehicle wash is proposed to be located within an existing 79,650 square foot building (Building 2) which is in the northern portion of the shopping center on APN 162-14-410-002. Building 2 is set back 183 feet from Maryland Parkway to the west, 32 feet from the north

property line adjacent to the Flamingo Wash, and 61 feet from the east property line adjacent to a multi-family development. An existing loading dock is also located 35 feet from the east property line at the northeast corner of Building 2. To the south, Building 2 adjoins another existing building located on APN 162-14-410-003. No expansion to the existing Building 2 or changes to the loading dock areas are proposed. Existing parking areas are located generally to the south of Building 2. No changes to the parking areas are proposed.

Access to the shopping center is from 4 existing driveways on Maryland Parkway, 4 driveways on Flamingo Road, and 1 driveway on Algonquin Drive with cross access throughout. Direct access to the vehicle wash will be from the driveways on Maryland Parkway. An existing drive aisle is proposed to provide access to 2 entrances into the vehicle wash and 4 exits along the southern side of Building 2.

Landscaping

No changes to the existing parking area landscaping or street landscaping along Maryland Parkway are proposed with this application. Photos of the existing landscape conditions have been provided.

Elevations

The plans depict an existing 1 story building 32 feet in height. The south side of the building indicates 2 new entrance doors and 4 new exit doors are proposed for accessing the indoor vehicle wash. The plans indicate a new shade structure will be provided along the south side of the building above the doors. Exterior building materials consist of existing stucco and block which is proposed to be painted with horizontal stripes and on all 4 sides.

Floor Plans

The plans indicate the proposed interior vehicle wash and traffic circulation pattern within the 79,650 square foot building. The main vehicle entrances are located near the center of the south side of the building. Vehicles will then queue east and then north within 3 lanes at the pay stations. Once past the pay stations, vehicles will have 2 lanes available heading into the car wash tunnel. Once through the car wash, vehicles will have the option of exiting the building by heading directly south or continuing west to a detail area or turning east into the vacuum station area before exiting at the southwest corner of the building. The plans also show offices, storage areas, break room, conference room, and equipment areas on either side of the car wash queuing area. An equipment room is located to the south of the car wash tunnel. A lobby, restrooms, and an office are also located next to the detail area.

Applicant's Justification

The applicant is proposing a new indoor car wash facility located internal to an old Toys R Us building. The applicant is leasing the building and repurposing the building from retail to a car wash by making internal and external renovations. The applicant states while a vehicle wash is located 61 feet from an existing multi-family development to the east, the reduction should not create any impact as it is indoors. Therefore, any sounds will be contained within the building itself. The applicant states that due to the existing circulation for the commercial center and the circulation for the vehicle wash, the building entrance cannot face towards the public right-of-way and instead will be located on the south elevation.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1078-00	Reclassified all parcels zoned C-C in Clark County to C-2 zoning	Approved by BCC	September 2000
VC-1872-95	Reduced setbacks for an existing shopping center	Approved by BC	December 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	CG (AE-60) (MPO)	Flamingo wash
South	Corridor Mixed Use & Public Use	CG & PF (AE-60) (MPO)	Shopping center & library
East	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed Use	RM32 & CG (AE-60) (MPO)	Multi-family development & shopping center
West	Corridor Mixed Use	CG (AE-60) (MPO)	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

A special use permit is requested due to the building in which the vehicle wash will be located will be 61 feet from a multi-family development which is subject to residential adjacency. Normally there must be a 200 foot separation in order to help mitigate certain potential impacts, such as noise being generated by the vehicle wash. In this case the vehicle wash will be located entirely within an enclosed building and any noise impacts should be minimal. Furthermore, the proposed development would comply with Policy WP-3.1 of the Master Plan to repurpose and reinvent vacant or functionally obsolete buildings through adaptive reuse where practical and consistent with development to promote and support sustainability initiatives. Therefore, staff recommends approval of this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations,

design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

While the subject site is located within the Maryland Parkway Overlay, the building modifications do not meet the required thresholds for the applicable standards. The site provides pedestrian connectivity featuring a crosswalk with stamped concrete between the vehicle wash and the public sidewalk along Maryland Parkway. Elevations have been provided for all 4 building facades. Exterior modifications to the existing building include removal of covered store entrance along the south side of the building and the removal of a colonnade area on the west side of the building. The remodeled building will consist of the existing stucco and block materials which are proposed to be painted with horizontal stripes on all 4 sides. Additionally, a canopy is proposed along the south side of the building. Vehicle entrances and exits will face towards the south rather than toward the Maryland Parkway due to the interior layout of the vehicle wash. The proposed design appears to be generally compatible with the rest of the shopping center as well as other commercial development within the area. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

#0381-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: COUNTOUR RE, LLC
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGS,
NV 89135

DRAFT

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

KAEMPFER

CROWELL

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

October 23, 2024

VIA UPLOAD

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

***Re: Justification Letter – Special Use Permit, Design Review and Waivers of
Development Standards
Contour RE, LLC - Maryland Parkway / Flamingo Road***

To Whom It May Concern:

Please be advised our office represents Contour RE, LLC (the “Applicant”) in the above-referenced matter. The Applicant is proposing to develop a new indoor car wash facility on property located on the east side of Maryland Parkway, north of Flamingo Road (the “Site”). The Site is located within an existing commercial shopping center on approximately 18.65 and more particularly known as Assessor’s Parcel Numbers 162-14-410-001 through 011. The proposed car wash will be located internal to the old Toys R Us building located on the northeast corner of the Site.

The Site is zoned CG and planned Corridor-Mixed Use (CM). Along with the design review for the car wash, the Applicant is requesting a special use permit and waivers related to the design standards. The Applicant is not purchasing the building, but rather leasing the building from the owner and repurposing the building from retail to a car wash by making internal and exterior renovations.

Special Use Permit to Reduce Residential Setback Requirement

Car wash facilities are permitted within the CG zoning district so long as certain conditions are met. Car wash facilities must be located a minimum of 200-feet from existing residential. Here, the car wash building is located approximately 35-feet from the multi-family development to the east. This reduction will not impact the residential as the entire project is indoors. Therefore, any sound concerns will be contained within the building itself.

UC-24-0610
PLANNER COPY

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Design Review

As noted above, the proposed car wash Site is part of a larger commercial shopping center with several access points along Maryland Parkway and Flamingo Road and cross access throughout. The Applicant is not making any modifications to the existing driveways including design and throat depths. The parking landscaping remains. The location of the trash enclosure and loading dock, both located behind the building, remain unchanged and out of view from the right-of-way. The proposed square footage of the car wash is 79,650 square feet with a building height of 32-feet.

Customers will enter along the south elevation in the middle building and queue east and then north up to the car wash tunnel. Once customers drive through the car wash tunnel, they can either:

- (1) Head directly towards the indoor vacuums located just south of the car wash tunnel and exit near the southwest corner of the building or
- (2) Head towards the detailing area and then exit at the southwest corner of the building.

A total of six (6) roll up doors will be added to the south side of the building to allow for circulation in and out of the building for customers and employees. While the roll up doors do not face the rear of the property, as required by Title 30.04.05(G)(6), the building is located at the rear of the shopping center with other buildings and landscaping helping to shield the roll up doors view from the right-of-way. In addition to the roll-up doors, the only other exterior modification to the building will be to add painted horizontal stripes to the building to provide enhanced articulation to the building.

The Site provides 891 parking spaces where 468 parking spaces are required for the commercial shopping center. The existing commercial shopping center is approximately 212,420 square feet consisting of eleven (11) buildings.

The Site is not adding any exterior lighting to the building. The Site is also not making any changes to the existing landscaping.

Design Review: Not to Orient Main Entrance towards ROW (30.04.05(G)(3(i)))

Similar to the waiver under the Maryland Parkway Overlay, due to the existing circulation for the commercial center and the circulation of the car wash, the building entrance cannot face towards the public right-of-way. Rather, the building entrances will be located on the south elevation.

No design review is required for grade, as the Site will not exceed the 36-inch maximum grade increase. Additionally, signage is not part of this application.

Sustainability Factors

The Applicant is repurposing the building and, with the repurposing of the building, the Applicant is able to incorporate the following sustainability elements:

SUSTAINABILITY	
REQUIREMENT	POINTS
COOL ROOFS: SRI = to or <78 for low sloped roofs (<2.12) & or 29 for steep sloped roofs (>2.12) (1 pt)	1
BUILDING ORIENTATION: Orient roofs within 30° of true east-west & flat or sloped to the south. (1 pt)	1
SHADE STRUCTURES: shade/awnings over 50% of south/west windows & doors (1 pt). Add 1 pt for each additional 25%	1
DAYLIGHTING STRATEGIES: Daylighting strategies provided to minimize artificial lighting. (1/2 pt)	1/2
SHADED WALKWAYS: provide for at least 80% of all building facades adjacent to or facing streets, drive aisles, and gathering and parking areas (1 pt)	1
BUILDING ENTRANCES AND ADA RAMPS: are shaded with awning or porico or other device. (1/2 pt)	1/2
TOTAL POINTS:	5

Waiver for Required EV Charging

The Applicant is requesting to waive the total number of required EV charging stations. The commercial shopping center has been operating since the mid 1970's. Installing the required EV charging stations would be cost prohibitive for the Applicant as it would require removing and replacing large sections of the parking lot to install the required utilities and charging stations. The Applicant is, however, proposing to include one charging station on the south side of the building near the entrance.

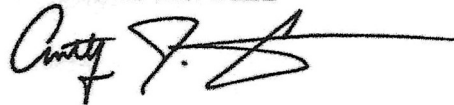
Waiver for Landscaping Buffering and Screening Adjacent to Residential

The Applicant is requesting to waive the required 15-feet of landscaping and 8-foot screen wall adjacent to the RM32 development to the east. The car wash facility is located entirely indoors and will therefore not disturb the residential or create any type of negative impact to the surrounding area.

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

12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0586-DIAMOND CURVE, LLC:

VACATE AND ABANDON portion of a right-of-way being Patrick Lane located between Lamb Boulevard and Annie Oakley Drive within Paradise (description on file). JG/sd/kh (For possible action)

RELATED INFORMATION:

APN:

161-31-603-030

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment a portion of right-of-way being Patrick Lane. The request to vacate this portion of right-of-way will be to facilitate future development. The portion of right-of-way being vacated contains 1,924 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0900-17	Assisted living facility; waiver of development standards for assisted living center not be adjacent to and accessed from a collector or arterial street or a commercial complex; access to a residential local street; waiver of conditions of zone change (ZC-1007-97) required rear parking areas to be gated and locked during non-office hours, driveway on Gateway Road to be removed and waiver of conditions for (ZC-1624-98) required rear parking areas to be gated and locked during non-office hours and waiver of conditions for (NZC-2181-04) required subject to revised plans, development being limited to single story for a maximum height as shown on revised plans, trash enclosure not being moved from the location shown on the revised plans, parking area subject to the current zone change for professional use will be limited to parking only for the adjacent office building, and no access to the private cul-de-sac on the east property line; design review for assisted living facility	Approved by BCC	July 2018

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0359-05	Waiver of development standards for street termination in conjunction with office building; design review for office building	Approved by BCC	June 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estates Neighborhood (2 du/ac)	RS20 (AE-60)	Single-family residential
South	Business Employment	IP (AE-60)	Undeveloped
West	Neighborhood Commercial	CP (AE-60)	Undeveloped

Related Applications

Application Number	Request
WS-24-0590	Waiver of development standards and design review for an office building is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way 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 within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension

of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND CURVE, LLC

CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV
89146

DRAFT



806-026

January 15, 2024

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

Re: Vacation Application APN: 161-31-603-030 Diamond Curve, LLC

To Whom It May Concern:

GCW, Inc. has been retained by the property owner Diamond Curve, LLC to file the subject application. The purpose of this application is to vacate a portion of the Right-of-Way per OR: 0020:0018942 and OR: 19931207:00274. The intent of this application is to facilitate future development. To that end, there are no civil plans associated with this vacation.

Enclosed for your use in evaluating this request are the following documents:

- ✓ Application
- ✓ Disclosure Form
- ✓ Legal Description of Area Being Vacated
- ✓ Site Plan
- ✓ Assessor's Map
- ✓ Deed
- ✓ Easement/Right-of-Way Documents

Please place this application on the next available Planning Commission agenda. Should you have any questions, please do not hesitate to contact me at 702-804-2066. Thank you.

Sincerely,

Russ Wonders, PLS, WRS
Vice President of Survey

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

☎ 702.804.2000
☎ 702.804.2299

info@gcwwengineering.com
gcwwengineering.com

//

12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0590-DIAMOND CURVE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce landscape buffer.

DESIGN REVIEW for a proposed office building on 0.99 acres in a CP (Commercial Professional) Zone in the Airport Environs (AE-60) Overlay.

Generally located on the north side Patrick Lane, approximately 462 west of Lamb Boulevard within Paradise. JG/sd/kh (For possible action)

RELATED INFORMATION:

APN:

161-31-603-030

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback for a proposed office building to 13 feet where 15 feet is required per Section 30.02.04 (a 13% reduction).
2. Reduce the required landscape buffer width along the east property line to 10 feet where 15 feet is required per Chapter 30.04.03 (a 33% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4110 E. Patrick Lane
- Site Acreage: 0.99
- Project Type: Proposed office building
- Number of Stories: 1
- Building Height (feet): 29
- Square Feet: 9,744 (Proposed office building)
- Parking Required/Provided: 24/26
- Sustainability Required/Provided: 7/8

History and Site Plan

The site was reclassified to CP zoning via ZC-1007-97. The applicant is proposing a new office building located north of Patrick Lane, and 462 feet east of Lamb Boulevard. Access to the proposed office building is along the west property line via a private access easement. No access is provided from Patrick Lane along the south property line. The proposed office building will be

located on the southern half of the parcel and will be set back 114 feet from the north property line, 13 feet from the south property line (Patrick Lane), 10 feet from the west property line adjacent to the private easement, and 10 feet from the east property line. Pedestrian pathways are provided from the right-of-way to the building and from the parking lot to the building. The trash enclosure is located on west portion of the parcel adjacent to the ingress/egress driveway. An 8 foot high CMU block wall is proposed along the east and north property lines. Short term bicycle rack is provided for along the north exterior of the building. The applicant is requesting a waiver of development standards to reduce the front setback of the proposed office building (along Patrick Lane) to 13 feet where 15 feet is required per Section 30.02.13.

Landscaping

The plan depicts an intense landscape buffer along the north and east property lines with trees spaced at 20 feet on center with 54 tree count. The applicant is requesting a second waiver of development standards to reduce a portion of the required landscape buffer to a less intensive use to 10 feet where 15 feet is required along the east property line. Other landscaping is shown within the parking lot. The applicant will install detached sidewalks with street landscaping along Patrick Lane. The proposed plants meet the Southern Nevada Regional Plant list requirements.

Elevations

The plans depict a new office building that is 29 feet in height with a flat roofline and parapet wall. The exterior materials include vertical composite siding, horizontal composite siding, 1 inch insulated glazing windows, aluminum frame, and tilt-up concrete panels. The exterior includes varying roofline and pop-outs to break-up the mass of the building.

Floor Plans

The plans depict various office suites, reception room, stock room, restrooms, coffee bar, and utility room.

Applicant's Justification

The applicant states that the proposed office building will be a benefit to those properties to the west currently zoned for office and professional use. The proposed waiver of development standards to reduce the required buffer to a less intensive use will not impact the neighborhood as there is an existing easements that runs along the east property line that separates the residential building back further. Likewise, the waiver to reduce the street setback is for a small portion of the building due to the setup and design of the right-of-way curvature.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0900-17	Assisted living facility; waiver of development standards for assisted living center not be adjacent to and accessed from a collector or arterial street or a commercial complex; access to a residential local street; waiver of conditions of zone change (ZC-1007-97) required rear parking areas to be gated and locked during non-office hours, driveway on Gateway Road to be removed and waiver of conditions for (ZC-1624-98) required rear parking areas to be gated and locked during non-office hours and waiver of conditions for (NZC-2181-04) required subject to revised plans, development being limited to single story for a maximum height as shown on revised plans, trash enclosure not being moved from the location shown on the revised plans, parking area subject to the current zone change for professional use will be limited to parking only for the adjacent office building, and no access to the private cul-de-sac on the east property line; design review for assisted living facility	Approved by BCC	July 2018
DR-0359-05	Waiver of development standards for street termination in conjunction with office building; design review for office building	Approved by BCC	June 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estates Neighborhood (2 du/ac)	RS20 (AE-60)	Single-family residential
South	Business Employment	IP (AE-60)	Undeveloped
West	Neighborhood Commercial	CP (AE-60)	Undeveloped

Related Applications

Application Number	Request
VS-24-0586	Vacation and abandonment for a portion of right-of-way being Patrick Lane is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff cannot support the requested waiver of development standards as the proposed development is a new project. The applicant can re-design the building to allow for setbacks and a 15 foot wide landscape buffer where a portion of the building on the east exterior reduces the portion of the 15 foot landscape buffer to 10 feet. The proposed waiver of development standards is a result of a self-imposed hardship; therefore staff cannot support this request.

Waiver of Development Standards #2

Staff cannot support the requested waiver of development standards to reduce the required landscape buffer and screening to 10 feet. The applicant can re-design the building to allow for setbacks and a 15 foot wide landscape buffer where a portion of the building on the east exterior. The proposed waiver of development standards is a result of a self-imposed hardship; therefore, staff cannot support this request.

Design Review

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

While the overall design of the office building incorporates various sustainability measures and architectural enhancements to break-up any mass and placement on the parcel to reduce impact to adjacent residential uses. Pedestrian pathways are provided for and requisite landscaping has been proposed on the landscape plan. However, since staff is recommending denial of the waiver of development standards, staff cannot support the design review.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application, and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Reconstruct any unused driveways with full off-site improvements;
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

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

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 #0392-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: DIAMOND CURVE, LLC

CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

DC PETERSEN PROFESSIONAL CONSULTANTS, LLC
5052 S. Jones Blvd, Suite 165., Las Vegas, NV 89118 (702) 734-9393

June 14, 2024

Clark County Current Planning
500 Grand Central Parkway 1st Floor
Las Vegas, NV 89101

Attn: Steve DeMerritt
Senior Planner

RE: DIAMOND CURVE OFFICE BUILDING
APR - 23 -101621
APN 161 - 31 - 603 - 030
JUSTIFICATION LETTER
DESIGN REVIEW and WAIVER OF DEVELOPMENT STANDARDS

Dear Steve ,

We respectfully request favorable consideration on the attached Design Review and Waiver of Development Standards applications for the above referenced project.

The Design Review is for a single story, office building approximately 9,744 sq. ft. on a .99 Acre (gross) site in a C-P zone with a Planned Land Use of NC (Neighborhood Commercial) generally located on the north side of Patrick Lane / Duck Creek Flood Channel and the east side of Gateway Rd. (alignment) within the AE 60 noise level overlay district.

The proposed building is 29 feet high with a stepped parapet including sloped standing seam metal roof covering to maintain a modern residential home exterior . The exterior walls are concrete tilt -up with 4 types of decorative finishes including 2 different metal siding components, painted exterior cement plaster and painted concrete tilt up panels. The Building's floor plan is open and can be divisible with up to 4 lease bays approximately 2436 sq. ft. each. Every lease bay entry is recessed and is identified by a decorative metal awning. The Building's interior will have a 20 foot clear height. The roof trusses and related structure will be exposed to the interior (which is approximately 24 feet) and the effect along with the extensive operable and fixed glazing systems will create an open air "loft feeling and environment ".

25 parking spaces are required and 26 spaces have been provided with all stalls located behind the Building and is located in order of priority per section 30.04.06 L1. L2 criteria has been complied with.

The proposed building is setback approximately 122 feet from the residential property line to the north and 10 feet from the residential property line to the east. There is also a 30-foot access easement along the east that provides access to the residential lot to our northeast.

A detached sidewalk and street landscaping has been provided per code along Patrick Lane.

A 15-foot-wide Landscape Buffer with 3-inch caliper trees at 10'-0" O.C. has been provided at the north and east boundaries along with a proposed 8-foot-high decorative CMU wall which will further protect and buffer the 3 adjacent residential properties. Additionally, 2-inch caliper trees at 15'-0" O.C. have been provided along the 40'-0" wide Private Access Easement drive.

Title 30 compliant site lighting has been provided with wall mounted light fixtures (with cut off lens) and 18 foot high light poles in the parking lot. A Photometric Site Plan has been provided to show lighting levels and to demonstrate no lighting will spill onto adjacent residential properties.

The Waiver of Development Standards #1 is to allow a 10-foot east side setback where 15 feet is required.

The reduction is appropriate since there are no openings or access points along the east side and the building is located adjacent to the 30-foot access easement and would not have a negative impact to the adjacent residential structure. The Landscape Buffer continues at the building with the same spacing and amount of trees that would exist in the 15 foot wide Buffer.

Waiver of development Standards 32 is to allow a 13-foot setback where 15 foot is required. Approximately 4 square feet of the southwest corner of the building encroaches into the setback due to the Right of Way curvature of Patrick Lane. The small encroachment would not negatively impact the surrounding area.

Sustainability compliance features include, but not limited to:

1. 10% more trees than required have been provided.
2. Water efficient landscaping has been provided. All plant material is categorized as low water usage.
3. Plant material has been oriented on south and west sides of building . The plant material will reduce heat gain.
4. Cool roof systems have been provided. The low sloped TPO roof covering and the high sloped metal roof covering systems exceed the SRI requirements.
5. Shading devices along south and west openings have been provided. A 3 foot (min.) solid metal canopy has been provided at all openings.
6. Daylighting strategies have been provided. We have maximized north facing openings and have fixed and operable glazing systems within the openings that will provide natural lighting but also provide the ability for natural ventilation with positive and negative air flows.
High performance skylights are featured in each open office area to further enhance the open loft feeling and provide additional natural lighting, thus further minimizing the need for artificial lighting.
7. A floor to lowest ceiling finished height of 11 feet has been provided. The office areas will have a suspended ceiling system to allow for addition insulation to provide noise attenuation from the AE 60 overlay district.
8. All glazing provided in the south and west facing window openings is Solar Ban Low e (all glass used is Solar Ban Low e).
9. All ADA and building entrances have been recessed to provide for shading . A 4 foot minimum recess has been provided.

We believe the attached proposal is appropriate based on the following finding of facts;

1. The proposed development is compatible with adjacent development to the west and south and existing development in the area;
2. The proposed development is consistent with the applicable Paradise Land Use Plan, Title 30, other regulations, plans, and policies of the County;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the County;
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;
6. Appropriate measures are taken to secure and protect the public health, safety, and general welfare; and
7. FAA and other additional requirements and standards if required will be complied with.

Should you have any questions or require additional information please contact me at 702.524.0054.

Sincerely,


Richard C. Gallegos
Project Director

12

12/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400123 (UC-23-0599)-PARADISE 12, LLC:

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

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

DESIGN REVIEW of a temporary catering facility (6 tents) and temporary construction activities and storage in conjunction with a racetrack on 12.08 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

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

RELATED INFORMATION:

APN:

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

WAIVERS OF DEVELOPMENT STANDARDS:

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

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4185 Paradise Road
- Site Acreage: 12.08
- Project Type: Catering facility with temporary construction activities and construction storage

- Number of Stories: 1
- Building Height: 65 feet, 8 inches
- Square Feet: 15,069.5 (tent 1)/15,069.5 (tent 2)/11,302 (tent 3)/59,740.5 (tent 4)/10,764 (tent 5)/15,069.5 (tent 6)

Site Plans

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

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

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

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

Landscaping

There was no proposed landscaping for the original application. There are palm trees and shrubbery on the north and south sides of the existing driveway along Paradise Road.

Elevations

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

Floor Plans

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

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0599:

Comprehensive Planning

- 1 year to review as a public hearing to evaluate the continued use of the site.
- 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 and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Paradise Road improvement projects;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Howard Hughes Parkway improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the above mentioned projects;
- 90 days to record required right-of-way dedications and any corresponding easements for the above mentioned projects.

Applicant's Justification

The applicant states that the application was approved on October 4, 2023, before the Board of County Commissioners. At that time, a condition was placed on the Notice of Final Action requiring a 1 year review as a public hearing.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0599	Outdoor storage and banquet facility	Approved by BCC	October 2023
ZC-21-0455	Reclassified 12.1 acres to RVP and C-1 zoning for an RV park - expired	Held No Date	November 2021
TM-21-500135	1 lot commercial subdivision - expired	Held No Date	November 2021

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60)	Hotel, undeveloped, in-line retail building, & vacant restaurant building
South	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Multi-family complex, Virgin Resort Hotel, & vacant hotel
East	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Silver Sevens Resort Hotel & apartment complex
West	Entertainment Mixed-Use	CR (AE-60)	Tuscany Hotel & Fl Paddock

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Staff finds that the applicant has demonstrated compliance with conditions for the approved project (UC-23-0599). Staff is not aware of any active violations or complaints for the subject parcels. The purpose of requiring this review was to determine if the use remains temporary since a permanent use would need to address impacts on the surrounding area. Staff can support the request with an additional 1-year review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until October 4, 2025 to review or UC-23-0599 will expire.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; the applicant is solely responsible for ensuring compliance with all conditions and deadlines; and to contact the Building Department for any necessary permits, including but not limited to grading.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LINDSAY KAEMPFER

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

DRAFT

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KAEMPFER

CROWELL

Stephanie Allen
sallen@kcnvlaw.com
D: 702.792.7000

October 3, 2024

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, NV 89155

Re: First Review for UC-23-0599 - F1 Hospitality Site
APN: 162-21-512-001 through 162-21-512-003, and 162-22-103-004

To Whom It May Concern:

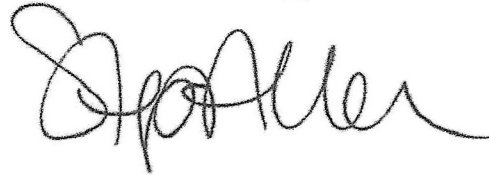
Please be advised that our office represents the applicant in the above-referenced matter for property located near Paradise Road and Flamingo Road, more particularly known as APN's 162-21-512-001 through 162-21-512-003, and 162-22-103-004 ("Property").

On October 4, 2023, the Clark County Board of County Commissioners approved the Property for a caterer, for temporary construction activities, and for temporary construction storage UC-23-0599 for the Formula 1 Las Vegas Grand Prix. We are respectfully submitting the required review.

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



Stephanie Allen

SHA/lak

**PLANNER
COPY**

LAS VEGAS • RENO • CARSON CITY

www.kcnvlaw.com

3825004_1.docx

Client/Matter

AR-24-400123
51

13

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400124 (UC-23-0592)-UNIVERSITY BOARD OF REGENTS:

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

WAIVER OF DEVELOPMENT STANDARDS to waive noise standards.

DESIGN REVIEW for a temporary construction storage, staging, and parking lot on 36.8 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60, AE-65, & AE-70) Overlay.

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

RELATED INFORMATION:

APN:

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

WAIVER OF DEVELOPMENT STANDARDS

Waive noise standards where required per Chapter 30.68.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

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

Site Plan

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

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

- This parcel will have a maximum storage height of 35 feet (lay down area) however the eastern half of this parcel will include temporary cranes up to 150 feet in height. This site

was approved to have the cranes via Aeronautical Study No's: 2023-AWP-8207-OE, 2023- A WP-8208-OE, 2023-A WP-8209-OE, and 2023-A WP-8210-OE.

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

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

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

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

Vehicles enter through a vehicle entrance adjacent to Tropicana Avenue on the southwest corner of the site. There are 3 vehicle exits, the first being adjacent to Tropicana Avenue, the second is located on the northwest corner of the site, and the third is on the eastern portion of the site. The site plan also depicts temporary drive aisles along the north, east, and centrally located on the site. The purpose of this project is to provide a temporary construction, storage, staging areas and a parking lot to support the Formula 1 (F1) race event. Hours of operation are from 5:00 a.m. to 5:00 p.m., hence the approved requests to waive any noise and allow any temporary construction, storage, and staging activities beyond daytime hours per Title 30. The applicant provided correspondence from the Air Quality Division allowing alternative asphalt paving on the site. The site includes a private operating agreement between the applicant and the property owner which states that all on-site activities to cease by February 2024. Lastly, the applicant provided correspondence from the Federal Aviation Administration which depicts a determination of no hazard to air navigation for temporary on-site structures.

Landscaping

Landscaping was not a part of the original request.

Elevations

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

Floor Plan

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

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0592:

Comprehensive Planning

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

Public Works - Development Review

- Property shall be graded to allow runoff from Deckow Lane to pass through the site;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Howard Hughes Parkway improvement project;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Tompkins Avenue improvement project.

Department of Aviation

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

Applicant's Justification

The applicant states that the application was approved on October 4, 2023 before the Board of County Commissioners. A condition on the Notice of Final Action was a 1 year review as a public hearing. The applicant indicates that only one parcel will be used for temporary construction storage moving forward, APN 162-21-802-001, which is the westernmost parcel. The parcel will be utilized as a temporary parking lot and for temporary construction storage during the Formula 1 Las Vegas Grand Prix.

Prior Land Use Requests

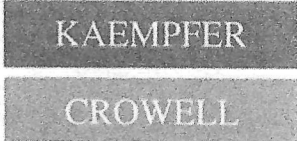
Application Number	Request	Action	Date
UC-23-0592	Use permits, waivers of development standards, and a design review for temporary construction storage	Approved by BCC	October 2023
UC-21-0132	Allowed a temporary commercial event (Boring Competition), extended the time limit for set-up and operational removal for temporary commercial event with a design review	Approved by BCC	June 2021
UC-20-0546	Boring Company people mover stations and extensions	Approved by BCC	October 2021
ADR-0917-16	Digital billboard conversion	Approved by ZA	November 2016
UC-1406-07 (ET-0013-12)	Second extension of time for resort hotel and resort condominium - expired	Approved by BCC	March 2012
UC-1406-07 (ET-0026-10)	First extension of time for resort hotel and resort condominium - expired	Approved by BCC	March 2010
UC-1406-07	Resort hotel and resort condominium - expired	Approved by BCC	February 2008
ZC-1742-05	Reclassified the subject site to H-1 zoning	Approved by BCC	December 2005

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	RM32 & CR (AE-60 & AE-65)	Multi-family residential
South	Public Use	PF (AE-65, AE-70, & AE-75)	Harry Reid International Airport
East	Entertainment Mixed-Use	CR (AE-65 & AE-70)	Undeveloped
West	Entertainment Mixed-Use	RS5.2, RM32, RM50, & CG (AE-60 & AE-65)	Multi-family residential, tavern, & convenience store with a gasoline station

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Stephanie Allen
sallen@kcnvlaw.com
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October 3, 2024

VIA ELECTRONIC UPLOAD
CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, NV 89155

**Re: First Review for UC-23-0592 F1 – UNLV lot
APN: 162-21-802-001**

To Whom It May Concern:

Please be advised that our office represents the applicant in the above-referenced matter for property located near Tropicana Avenue and Deckow Lane, more particularly known as APN 162-21-802-001 (“Property”). We respectfully request approval of this required first review.

On October 4, 2023, the Clark County Board of County Commissioners approved the Property (which originally included APN’s 162-21-703-001, 162-21-703-002, 162-21-802-001 through 162-21-802-005) for temporary construction storage and a temporary parking lot under UC-23-0592. Last year, the Property was utilized for the construction of the bridge used in conjunction with the Formula 1 Las Vegas Grand Prix. This year, the Property will not be used to construct the bridge, but it still will be utilized for temporary construction storage and a temporary parking lot.

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

Sincerely,

KAEMPFER CROWELL

Stephanie Allen

SHA/lak

**PLANNER
COPY**

AR-24-40024
JL

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A review was required for UC-23-0592. Staff is not aware of any active violations or complaints for the subject parcels. The purpose of requiring this review was to determine if the use remains temporary since a permanent use would need to address impacts on the surrounding area. Staff can support the request with an additional 1 year review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until October 4, 2025 to review or UC-23-0592 will expire.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400125 (UC-22-0556)-LV DIAMOND PROPERTY I, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW

for the following: 1) eliminate parking lot landscaping; and 2) eliminate landscaping adjacent to a less intensive use on 37.6 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

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

RELATED INFORMATION:

APN:

162-21-510-038 through 162-21-510-040; and 162-21-613-001 through 162-21-613-011; and 162-21-601-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate parking lot landscaping where required per Figure 30.64-14.
2. Eliminate landscaping adjacent to a less intensive use (multi-family) where required per Table 30.64-2 and Figure 30.64-11.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

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

History

UC-22-0556 was approved in November 2022 for a racetrack, recreational facility, and fairgrounds located on a 37.6 acre site. Waivers of development standards numbers 11 and 12 from the original staff report, now numbers 1 and 2 respectively, were approved to allow no landscaping in the parking lot and on the east side of the paddock site since the future

development of those areas was undetermined. In order to assess the future landscaping needs for the site, a 2 year review was added for the subject waivers of development standards. A different waiver of development standards was approved to allow no street landscaping, but that waiver was subject to a 4 year review, so it is not a part of this request.

This application for review is only to address the status of future parking lot landscaping and landscaping adjacent to a less intensive use to the east.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0556:

Current Planning

- Expunge UC-19-0667;
- 2 years to review the waivers of development standards for all on-site landscaping (not including street landscaping);
- 4 years to review the waiver of development standards for street landscaping including the detached sidewalks;
- Residents of the abutting residential development and the County staff to be notified a minimum of 30 days prior to each outdoor special event planned providing details of the proposed event activities and timeline, excluding the Formula 1 race;
- A temporary commercial permit must be submitted and approved for every outdoor special event, excluding the Formula 1 race;
- Generally, the operating hours for all outdoor events, excluding the Formula 1 race, will end at midnight, Sunday through Thursday. Outdoor events that include hours of operation ending after midnight Sunday through Thursday, will be requested through the temporary commercial permit application;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 10 feet for Harmon Avenue and 10 feet for Koval Lane;

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

Department of Aviation

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

petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Applicant's Justification

The applicant states the project was approved on November 2, 2022. At that time the Board of County Commissioners added a condition for a 2 year review.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0484	Waiver of development standards and design reviews for a comprehensive sign package	Approved by BCC	September 2023
VS-23-0460	Vacated and abandoned easements and portions of right-of-way	Approved by BCC	September 2023
UC-22-0556	Use permits, waivers of development standards, and design reviews for a racetrack	Approved by BCC	November 2022
UC-19-0667	High Impact Project for a resort hotel and an expansion to the Gaming Enterprise District, design review for a resort hotel, 3 high-rise towers, and a shopping center - expired	Approved by BCC	November 2019
UC-19-0574	High Impact Project for a multi-family residential development on the northwest portion of this site adjacent to Rochelle Avenue and Koval Lane - expired	Approved by BCC	September 2019
UC-1100-08 (ET-0011-17)	Third extension of time for a High Impact Project (resort hotel) - subject to applicant to file a design review application to include the Gaming Enterprise District expansion and associated special use permits - expired	Approved by BCC	March 2017
UC-1584-06 (ET-0009-17)	Fourth extension of time for a resort hotel with deviations and a design review - subject to applicant to file a design review application to include the Gaming Enterprise District expansion and associated special use permits - expired	Approved by BCC	March 2017
UC-0813-02 (ET-0010-17)	Fifth extension of time to redesign the resort hotel on the western portion of the site - subject to applicant to file a design review application to include the GED expansion and associated special use permits - expired	Approved by BCC	March 2017
UC-1584-06 (ET-0008-14)	Third extension of time for a resort hotel with deviations and a design review - expired	Approved by BCC	March 2014
UC-0813-02 (ET-0079-13)	Fourth extension of time to redesign the resort hotel on the western portion of the site - expired	Approved by BCC	October 2013

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1100-08 (ET-0010-13)	Second extension of time for a High Impact Project (resort hotel) - expired	Approved by BCC	March 2013
UC-1584-06 (ET-0004-12)	Second extension of time for a resort hotel with deviations and a design review - expired	Approved by BCC	March 2012
UC-0813-02 (ET-0084-11)	Third extension of time to redesign the resort hotel on the western portion of the site - expired	Approved by BCC	November 2011
UC-1100-08 (ET-0012-11)	First extension of time for a High Impact Project (resort hotel) - subject to maintaining the site free of trash and weeds - expired	Approved by BCC	March 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60)	Tuscany Suites & Casino, Ellis Island Casino & Hotel
South	Entertainment Mixed-Use	CR & RM50 (AE-60)	Multi-family residential & Marie Antoinette hotel/timeshare
East	Entertainment Mixed-Use	CR (AE-60)	Multi-family residential & undeveloped
West	Entertainment Mixed-Use	CR (AE-60)	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A review was required for UC-22-0556. The applicant has submitted this request to meet a condition for a review of the on-site landscaping 2 years after the approval of UC-22-0556. Staff is not aware of any complaints from the residents of the surrounding area regarding on-site landscaping. Staff can support this request with the recommendation for an additional 2 year review to address the on-site landscaping, which will match the required review date for the street landscaping.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until November 2, 2026 to review the waivers of development standards for all on-site landscaping (not including street landscaping).
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LINDSAY KAEMPFER

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

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

KAEMPFER

CROWELL

Stephanie Allen
sallen@kcnvlaw.com
D: 702.792.7000

October 3, 2024

VIA ELECTRONIC UPLOAD
CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, NV 89155

Re: First Review for UC-22-0556 – Formula 1 Las Vegas Grand Prix Site
APN's: 162-21-510-038 through 162-21-510-040, 162-21-601-001, 162-21-601-005, 162-21-601-007, 162-21-613-001 through 162-21-613-011

To Whom It May Concern:

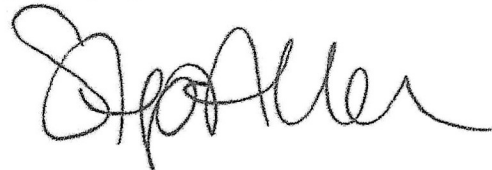
Please be advised that our office represents the applicant in the above-referenced matter for property located near Koval Lane and Harmon Avenue, more particularly known as APN's 162-21-510-038 through 162-21-510-040, 162-21-601-001, 162-21-601-005, 162-21-601-007, 162-21-613-001 through 162-21-613-011 ("Property").

On November 2, 2022, the Clark County Board of County Commissioners approved the Property for a racetrack and related uses under UC-22-0556. A two-year required review was a condition of approval. We are respectfully submitting the required review.

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



Stephanie Allen

SHA/lak

PLANNER
COPY

LAS VEGAS • RENO • CARSON CITY

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**BOARD OF COUNTY COMMISSIONERS
AGENDA LOG AMENDMENT
WEDNESDAY, OCTOBER 2, 2024**

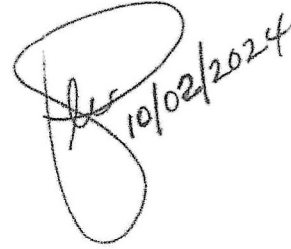
Hold to the November 6, 2024 Zoning meeting:

- Item 4 – AR-24-400090 (WC-0174-16 / UC-0849-14) per the applicant. Paradise/bb
- Item 8 – VS-24-0277 per the applicant. Sunrise Manor/jor
- Item 9 – WS-24-0276 per the applicant. Sunrise Manor/jor
- Item 16 – SC-24-0261 per the applicant to rewrite and renotify. Renotification fees are required. Spring Valley/sd
- Item 20 – WS-24-0419 per the applicant. Spring Valley/sd

Sami Real, Director



October 2, 2024



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-24-0588-COUNTY OF CLARK (PUBLIC WORKS)

SIGN DESIGN REVIEWS for the following: 1) increase the sign area of a proposed electronic message unit, video (wall) sign; 2) allow a proposed electronic message unit, video (wall) sign to extend above a wall; 3) allow a roof sign; 4) increase the sign area of a proposed directional sign; and 5) reduce the clearance height of a proposed directional sign in conjunction with a proposed recreational facility on 1.25 acres in a CU (Commercial Urban) Zone.

Generally located on the north side of Harmon Avenue and the west side of Polaris Avenue within Paradise. MN/jor/kh (For possible action)

RELATED INFORMATION:

APN:

162-20-212-005

SIGN DESIGN REVIEWS:

1. Increase the sign area of a proposed electronic message unit, video (wall) sign to 3,064 square feet where 150 square feet is the maximum allowed per Section 30.05.02.H.
2. Allow a proposed electronic message unit, video (wall) sign to extend above the top of the wall where the electronic message unit, video (wall) sign shall not extend above the top of the wall per Section 30.05.02.H.
3. Allow a roof sign within a CU Zone per Section 30.05.02.P.
4. Increase the sign area of a proposed directional sign to 21 square feet where 12 feet is the maximum allowed per Section 30.05.02.E (a 75% increase).
5. Reduce the clearance height of a proposed directional sign (clearance bar) to 8 feet where 14 feet is required per Section 30.05.05B (a 42.9% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4495 Polaris Avenue
- Site Acreage: 1.25
- Project Type: Proposed signage

Site Plan

The plan depicts a proposed recreational facility located north of Harmon Avenue and west of Polaris Avenue, on 1.25 acres. Access to the facility is provided via entrances to the ground floor

parking garage facing east toward Polaris Avenue. The proposed signage will be installed on the south, east, and west facing elevations of the proposed building.

Sign Plan

The proposed comprehensive sign plan depicts the following:

North Elevation Signage:

- No signage proposed.

South Elevation Signage:

- S-1W is a proposed electronic message unit, video (wall) sign with an overall area of 3,064 square feet.
- S-1R is a proposed roof sign portion of S-1W. This portion extends above the roofline and has an overall area of 939 square feet.
- S-2W is a proposed electronic message unit, video (wall) sign with an overall area of 843 square feet.
- S-2R is a proposed roof sign portion of S-1W. This portion extends above the roofline and has an overall area of 258 square feet.
- These signs face south toward Harmon Avenue.

East Elevation Signage:

- E-1W is a proposed electronic message unit, video (wall) sign with an overall area of 2,336 square feet.
- E-1R is a proposed roof sign portion of E-1W. This portion extends above the roofline and has an overall area of 1443 square feet.
- N-1W is a proposed electronic message unit, video (wall) sign with an overall area of 755 square feet. This sign will be installed on the east facing elevation but faces north.
- N-1R is a proposed roof sign portion of N-1W. This portion extends above the roofline and has an overall area of 888 square feet.
- E2 is a proposed directional sign and faces east toward Polaris Avenue. This sign will be installed at northeastern most entrance of the building. E2 has an overall area of 21 square feet.
- E3 is an additional proposed directional sign and faces east toward Polaris Avenue. This sign will be installed at northeastern most entrance of the building with sign E2. In addition, this sign has an overall area of 5 square feet.
- E4 is the third proposed directional sign and will also face east toward Polaris Avenue. This sign has an overall area of 15 square feet and will be installed south of E3.
- E-2 and E-3 will have a clearance bar installed below the directional sign. The clearance bar height from the finished grade will be 8 feet 2 inches, where 14 feet is required per Section 30.05.05B. The actual directional sign will be installed more than 9 feet above finished grade.

West Elevation:

- W-1W is a proposed electronic message unit, video (wall) sign with an overall area of 1,626 square feet. This sign faces west toward the freeway.
- W-1R is a proposed roof sign portion of W-1W. This portion extends above the roofline and has an overall area of 498 square feet.

Applicant's Justification

Per the applicant's justification letter, the applicant is proposing signage which will provide high resolution video at a distance and is comparable and similar to many of the modern LED signs located on the Las Vegas Strip.

The applicant is proposing electronic messaging video units around the proposed building with an overall cumulative area of 12,694 square feet. S-1W is a proposed electronic message unit, video (wall) sign with an overall area of 3,064 square feet, where 150 square feet is the maximum allowed per Code. The proposed signage provides an informative and artistic visual impact which supports the recreational facility. This signage is located to maximize the visibility from the freeway to the west and will become an immediately recognizable and familiar icon for the community.

The applicant also requests the allowance of roof signs where not permitted within the CU zoning. The proposed roof signage is a portion of the proposed wall signage that extends beyond the top of the building roofline. This signage is integral to not only the building design, but the operations of the facility itself.

Lastly, the applicant is proposing directional signage with an overall area of 21 square feet. Title 30 allows a maximum area of 12 square feet. The request to increase the sign area and height is due to the multiple points of entry and exits.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0195-01	1 lot commercial subdivision	Approved by PC	July 2001
VS-0760-01	Vacated patent easements - recorded	Approved by PC	August 2001
DR-0687-96	7-up distribution center which included a 2 story, 45,080 square foot building with a 10,000 square foot office area - this complex no longer exists	Approved by PC	May 1996
VC-1053-95	Allowed a modular office building to be a permanent structure with a variance to allow temporary structure to be permanent and reduced the side street setback for the modular office building - this building no longer exists	Approved by PC	July 1995

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0496-94	Carports for an existing office warehouse complex, with a variance which reduced the front setback to 7 feet where 20 feet is required in an M-1 Zone - these structures no longer exist	Approved by PC	May 1994
AC-0225-83	5,800 building addition to an existing 7,900 office building, approved new carports, a parking garage, and expansion of an outdoor storage yard - these structures no longer exist	Approved by PC	January 1984
AC-0111-80	Addition to an existing office building - this building no longer exists	Approved by PC	July 1980

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Entertainment Mixed-Use	IL	Office warehouse buildings
East	Entertainment Mixed-Use	RS20	NV Energy substation
West	Entertainment Mixed-Use	IL	Right-of-way on-ramps

Related Applications

Application Number	Request
ZC-24-0587	A zone change to reclassify the site from IL to CU zoning is a companion item on this agenda.
UC-24-0589	A use permit, waivers of development standards, and a design review for a proposed recreational facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area.

The proposed comprehensive sign plan is consistent in design which provides signage continuity for the development. Furthermore, the proposed signage is similar to existing signage located within the Resort Corridor which is 1,600 feet to the east. Additionally, comprehensive sign plans shall demonstrate the proposal will improve the aesthetics of the development and will not have an adverse impact on the use, enjoyment, or value of property. The proposed signage complies

with Section 30.05.01 which promotes a balanced system of regulations which promote aesthetically pleasing and compatible signage.

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 within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK SHUNOCK

CONTACT: CARPENTER SELLERS DEL GATTO ARCHITECTS, 8882 SPANISH RIDGE AVENUE, LAS VEGAS, NV 89148



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-20-212-005

PROPERTY ADDRESS/ CROSS STREETS: 4495 Polaris Ave. Las Vegas, NV. 89103

DETAILED SUMMARY PROJECT DESCRIPTION

The design and development of a six story mixed-use entertainment, training, and office venue with four levels of parking, one level of theater and office space, and one level of kitchen and stadium/arena/event space.

PROPERTY OWNER INFORMATION

NAME: Clark County Public Works
 ADDRESS: 500 S. Grand Central Parkway #2
 CITY: Las Vegas STATE: NV ZIP CODE: 89155
 TELEPHONE: 702-455-6000 CELL - _____ EMAIL: - _____

APPLICANT INFORMATION (must match online record)

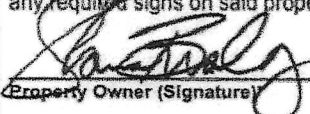
NAME: Mark Shunock
 ADDRESS: 5130 S. Fort Apache., Suite 215-393
 CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
 TELEPHONE: 702-903-1070 CELL 702-712-8711 EMAIL: mark@marshunentertainment.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Alexander Klenk - Carpenter Sellers Del Gatto Architects
 ADDRESS: 8882 Spanish Ridge Ave.
 CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
 TELEPHONE: 702-251-8896 CELL 702-521-2694 EMAIL: aklenk@csdararchitecture.com

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

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



 Property Owner (Signature)

Shauna Bradley, Director of Real Property Management

 Property Owner (Print)

9/16/2024

 Date

DEPARTMENT USE ONLY

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

APPLICATION # (s) SDR-24-0588
 PC MEETING DATE _____
 RCC MEETING DATE 12/18/24
 TAB/CAC LOCATION PARADISE DATE 11/26/24

ACCEPTED BY JOK
 DATE 10/16/24
 FEES \$1000



PRINCIPALS

W. RICK SELLERS, AIA

MICHAEL A. DEL GATTO, AIA, LEED AP

MICHELE BRIGIDA, AIA, NCARB, LEED AP BD+C

PRINCIPAL EMERITUS

STEVEN R. CARPENTER, AIA, RETIRED

October 07, 2024

Clark County Comprehensive Planning and Public Works
500 S. Grand Central Pkwy #1
Las Vegas, Nevada 89155

RE: Mondays Dark - The Space 2.0 – APR-23-101134 – Signage Design Review

To Mrs. Jillee Opiniano-Rowland,

Proposal

Mondays Dark has secured a long-term ground lease from Clark County for the vacant land located at 4495 Polaris. Mondays Dark intends to build and operate a community center—called The Space 2.0—on that land. Mondays Dark will use the Space 2.0 to provide office space and funding to charity partners who will directly support the entertainment and hospitality workers of Las Vegas, including the first responders who keep our city safe and healthy. The Space 2.0 will also provide performance arts education to Las Vegas youth, giving our children the opportunity to learn about and explore their creativity and helping them develop a love of the performing arts that are so vital to ensuring that Las Vegas remains the true Entertainment Capital of the World.

All of these programs will be funded by Mondays Dark. Rather than continually asking the generous philanthropists of our community to donate substantial sums to provide all of these critical services, The Space 2.0 will allow Mondays Dark to become self-sustaining. The Space 2.0 will house a 18,000 square foot specialty event space overlooking the iconic Las Vegas Strip. Mondays Dark will rent out this space for private parties, concerts, and sporting events and use the venue rental fees to support all of the educational programming and community services described herein.

The Site

The proposed building location, which is located at the intersection of Polaris Avenue and West Harmon Avenue [APN 162-20-212-005] and is approximately 1.25 acres [54,450 sf] in area. Currently, the site is zoned IL – Industrial Light. Via coordination with Clark County Fire, it has also been determined that, due to the unique layout and nature of the site, 24'-0" wide Fire Access lanes are to be provided to the north and south of the building. The remaining available areas have been landscaped with plants from the Southern Nevada Water Authority Regional Plant List to minimize the water usage necessary and conform with Clark County requirements.

This project consists of the design and construction of a four-level, 354 space, open parking garage running lengthwise in the east/west direction, with two additional levels of mixed-use space above. In

total, the building will cover 74% of the total lot area based on the building's footprint. The parking structure is planned to be precast concrete with the above uses being standard framed construction. The majority of the structure will be wrapped in an open metal mesh reminiscent of a 'bird-cage' styling, with adequate openings on the garage levels that conform to 2021 IBC requirements for an open garage per Section 406.5.2. Provided with this design are two large format video screen assemblies which are located at the southwest and southeast corners of the building to maximize visibility from above the West Harmon Avenue/S. Valley View Boulevard curve and the I-15 respectively.

Building Signage

The signage is proposed to have a 20mm pixel pitch, which provides a pixel density of 2,500 pixels per m². Both the brightness[+/- 9,500 nits] and temperature [+/-6,500K] would be adjustable in order to fine tune the signage capabilities. Overall, the signage is designed primarily to provide high resolution video at a distance and is comparable and similar to many of the modern LED signs located on the Las Vegas Strip. In addition to the above mentioned video screens, there is also proposed entry and exit signage for the garage.

Building Height in Relation to Airspace

While the site is not located in the Airport Airspace Overlay District, the building is tall enough that Clark County Comprehensive Planning has requested that FAA Form 7460-1 = Notification for Proposed Construction be submitted to the FAA for review and approval. A copy of this application form has been provided with the submission of this Signage Design Review Package. Note that the FAA has reviewed and approved this form with the note of, "Determination of No Hazard to Air Navigation."

Items Requiring Signage Design Review

Electronic Messaging Video Unit

We are requesting a Signage Design Review for video units in lieu of electronic messaging video units as calculated below. Additionally, as part of this request we are asking to allow signage units from a total allowable area of 1,858 sf to 12,693.5 [12,694] sf. We are requesting this increase in the allowable signage as this will be a primary method for the building to provide an informative and artistic visual impact which supports the community center located within. These panels will not act as a parapet, but instead will be attached to the building façade itself and will be taller than the roof and parapet line in order to break the building design up into smaller visual elements. This signage is located to maximize the viewability of passers-by from the freeway and will become an immediately recognizable and familiar icon for the community.

Roof Signs

We are also requesting the allowance of roof signage where roof signage is not permitted with CU zoning. We are asking that roof signage be permitted as the roof signage in question is wall signage that extends beyond the top of the building roof line and is thus technically considered 'Roof Signage'. This signage is integral to not only the building design, but the operations of the facility itself.

Directional Signs

Additionally, the Directional Signage Table E shown in 30.05.02 list the maximum square footage of directional signage as 12 sf with a maximum height of 7'-0". We are proposing that the overall square footage for the directional signage be allow to increase to 45.5 sf with a maximum top of signage



PRINCIPALS
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 MICHELE BRIGIDA, AIA, NCARB, LEED AP BD+C
 PRINCIPAL EMERITUS
 STEVEN R. CARPENTER, AIA, RETIRED

height of 12'-3" above finished floor due to the need to allow for vehicle clearance beneath the clearance bar and still allow for the 'ENTER' and 'EXIT' signage mounted above each opening.

SIGNAGE BREAKDOWN					
NUMBER	LOCATION	SIGN TYPE	TOTAL PROPOSED SF	TOTAL ALLOWED SF	TOTAL NUM. OF SIGNS
N-1W	WALL	VIDEO	755.18 SF	SEE BELOW	1
N-1R	ROOF	VIDEO	887.82 SF	SEE BELOW	1
S-1W	WALL	VIDEO	3,063.49 SF	SEE BELOW	1
S-1R	ROOF	VIDEO	938.51 SF	SEE BELOW	1
S-2W	WALL	VIDEO	843.17 SF	SEE BELOW	1
S-2R	ROOF	VIDEO	257.83 SF	SEE BELOW	1
E-1W	WALL	VIDEO	2,335.85 SF	SEE BELOW	1
E-1R	ROOF	VIDEO	1,443.15 SF	SEE BELOW	1
W-1W	WALL	VIDEO	1,625.48 SF	SEE BELOW	1
W-1R	ROOF	VIDEO	497.52 SF	SEE BELOW	1
TOTAL PROPOSED VIDEO WALL SIGNAGE			8,623.17 SF	SEE BELOW	5
TOTAL PROPOSED VIDEO ROOF SIGNAGE			4,024.83 SF	SEE BELOW	5
TOTAL PROPOSED VIDEO SIGNAGE			12,648 SF	SEE BELOW	10
E-2	WALL	DIRECTIONAL	21 SF	SEE BELOW	1
E-3	WALL	DIRECTIONAL	5 SF	SEE BELOW	2
E-4	WALL	DIRECTIONAL	14.5 SF	SEE BELOW	1
TOTAL PROPOSED DIRECTIONAL SIGNAGE			45.5 SF		
TOTAL PROPOSED SIGNAGE			12,693.5 SF		
NORTH/SOUTH:			330'-0" X 4'-0" =	1,320 SF	
EAST/WEST:			134'-6" X 4'-0" =	538 SF	
TOTAL ALLOWANCE FOR WALL SIGNAGE				1,858 SF	
SIGNAGE INFORMATION					
PIXEL PITCH		20MM			
DENSITY		2,500 PIXELS/M2			
BRIGHTNESS		+/- 9,500 NITS [ADJUSTABLE]			
COLOR TEMPERATURE		+/- 6,500K [ADJUSTABLE]			
REFRESH RATE		1920Hz			

As the review of the document set progresses, we understand that additional items may come up that require further review and/or modification. Should additional items be necessary for the Signage Design Review submission, we will coordinate with Comprehensive Planning and Public Works in order to meet their requirements.

If you should require any further information, please do not hesitate to contact our office.

Sincerely,



Alexander Klenk, AIA, WellAP, GGP
Project Manager

CC: File BD21-019 / 3302

12/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0587-COUNTY OF CLARK (PUBLIC WORKS):

ZONE CHANGE to reclassify 1.25 acres from an IL (Industrial Light) Zone to a CU (Commercial Urban) Zone.

Generally located on the north side of Harmon Avenue and the west side of Polaris Avenue within Paradise (description on file). MN/jor (For possible action)

RELATED INFORMATION:

APN:

162-20-212-005

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4495 Polaris Avenue
- Site Acreage: 1.25
- Existing Land Use: Undeveloped

Applicant's Justification

Per the applicant, the request to reclassify the site to CU zoning would allow for a maximum building height of 200 feet, and the front and side setbacks of 10 feet. In addition, the CU zoning district would allow a multitude of the proposed uses such as but not limited to a recreational facility, restaurant, retail, live entertainment with approval of a special use permit, and a tutoring facility. Lastly, reclassifying the site to CU zoning supports the overall design of the project with minimal waivers and use permits and the project will bring an iconic design to the area.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0195-01	1 lot commercial subdivision	Approved by PC	July 2001
VS-0760-01	Vacated patent easements - recorded	Approved by PC	August 2001

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0687-96	7-up distribution center which included a 2 story, 45,080 square foot building with a 10,000 square foot office area - this complex no longer exists	Approved by PC	May 1996
VC-1053-95	Allowed a modular office building to be a permanent structure with a variance to allow temporary structure to be permanent and reduced the side street setback for the modular office building - this building no longer exists	Approved by PC	July 1995
VC-0496-94	Carports for an existing office warehouse complex, with a variance which reduced the front setback to 7 feet where 20 feet is required in an M-1 zone - these structures no longer exist	Approved by PC	May 1994
AC-0225-83	5,800 building addition to an existing 7,900 office building, approved new carports, a parking garage, and expansion of an outdoor storage yard - these structures no longer exists	Approved by PC	January 1984
AC-0111-80	Addition to an existing office building - this building no longer exists	Approved by PC	July 1980

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Entertainment Mixed-Use	IL	Office warehouse buildings
East	Entertainment Mixed-Use	RS20	NV Energy substation
West	Entertainment Mixed-Use	IL	Right-of-way on-ramps

Related Applications

Application Number	Request
SDR-24-0588	A sign design review for proposed signage for a proposed recreational center is a companion item on this agenda.
UC-24-0589	A use permit, waivers of development standards, and a design review for a proposed recreational facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The proposed rezone is conforming to the Master Plan. Title 30 states that the purpose of CU (Commercial Urban) zoning is to establish and accommodate a

mix of retail, office, and commercial uses. This district also allows major employment centers similarly designed to support walkability and transit use. In addition, the proposed CU zoning supports Policy WP-3.1 which in part, encourages the repurpose and reinvention of vacant sites through adaptive reuse to promote reinvestment in the area and support sustainability initiatives. For these reasons, staff finds the request for the CU zone is appropriate for this location.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0475-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK SHUNOCK

CONTACT: CARPENTER SELLERS DEL GATTO ARCHITECTS, 8882 SPANISH RIDGE AVENUE, LAS VEGAS, NV 89148

DRAFT



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PRINCIPAL EMERITUS

STEVEN R. CARPENTER, AIA, RETIRED

October 07, 2024

Clark County Comprehensive Planning and Public Works
500 S. Grand Central Pkwy #1
Las Vegas, Nevada 89155

RE: Mondays Dark - The Space 2.0 – APR-23-101134 – Zoning Change

To Mrs. Jillee Opiniano-Rowland,

Site Rezoning

Per the recent update to the revised Title 30: Unified Development Code, we are requesting a change in the site zoning from the current IL – Industrial Light [previously M-1 Light Manufacturing] to CU – Commercial Urban, which is allowable in the current zoning overlay district. A shift to the CU zoning would allow for a maximum building height of 200'-0", and front and side setbacks of 10'-0" as well as allowing a multitude of the proposed uses to already be allowed. Additionally, by rezoning the site to Commercial Urban zoning, we would be able to minimize the number of variances, waivers, additional conditional use permits, and Design Reviews required to move this project into the next phase of development and bring an iconic design to the area.

The Site

The proposed building location, which is located at the intersection of Polaris Avenue and West Harmon Avenue [APN 162-20-212-005] and is approximately 1.25 acres [54,450 sf] in area. Currently, the site is zoned IL – Industrial Light. Via coordination with Clark County Fire, it has also been determined that, due to the unique layout and nature of the site, 24'-0" wide Fire Access lanes are to be provided to the north and south of the building. The remaining available areas have been landscaped with plants from the Southern Nevada Water Authority Regional Plant List to minimize the water usage necessary and conform with Clark County requirements.

This project consists of the design and construction of a four-level, 354 space, open parking garage running lengthwise in the east/west direction, with two additional levels of mixed-use space above. In total, the building will cover 74% of the total lot area based on the building's footprint. The parking structure is planned to be precast concrete with the above uses being standard framed construction. The majority of the structure will be wrapped in an open metal mesh reminiscent of a 'bird-cage' styling, with adequate openings on the garage levels that conform to 2021 IBC requirements for an open garage per Section 406.5.2. Provided with this design are two large format video screen

assemblies which are located at the southwest and southeast corners of the building to maximize visibility from above the West Harmon Avenue/S. Valley View Boulevard curve and the I-15 respectively.

As the review of the document set progresses we understand that additional items may be required. Should additional items be necessary, we will coordinate with Comprehensive Planning and Public Works in order to meet their requirements.

If you should require any further information, please do not hesitate to contact our office.

Sincerely,



Alexander Klenk, AIA, WellAP, GGP
Project Manager

CC: File BD21-019 / 3302

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0589-COUNTY OF CLARK (PUBLIC WORKS):

USE PERMITS for the following: 1) live entertainment; 2) banquet facility not accessed from an arterial or collector street; and 3) vocational training facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce setback; 3) reduce driveway approach distance; and 4) allow attached sidewalks.

DESIGN REVIEW for a proposed recreational, banquet, and vocational training facility on 1.25 acres in a CU (Commercial Urban) Zone.

Generally located on the north side of Harmon Avenue and the west side of Polaris Avenue within Paradise. MN/jor/kh (For possible action)

RELATED INFORMATION:

APN:

162-20-212-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the width of street landscaping along Harmon Avenue to zero feet where a 10 foot wide landscape strip is required adjacent to an attached sidewalk per Section 30.04.01D (a 100% reduction).
- b. Reduce the number of street trees along Harmon Avenue to 6 trees where 12 trees are required per Section 30.04.01D (a 50% reduction).
2. a. Reduce the proposed building setback to zero feet where 10 feet is required per Section 30.02.16 (a 100% reduction).
3. Reduce the driveway approach distance along Polaris Avenue to 145 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 3.4% reduction).
4. Allow an attached sidewalk along Polaris Avenue, Harmon Avenue, and Valley View Boulevard where a detached sidewalk is required per Section 30.04.08.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4495 Polaris Avenue
- Site Acreage: 1.25
- Project Type: Recreational facility
- Number of Stories: 6.5 (maximum)

- Building Height (feet): 227 (maximum)
- Square Feet: 239,700 (overall building area)
- Parking Required/Provided: 291/301
- Sustainability Required/Provided: 7/7.5

Site Plan

The plan depicts a proposed recreational facility centrally located on a 1.25 acre parcel. The proposed building has the following setbacks:

- Zero foot setback from the north property line adjacent to II zone property.
- Zero to 30 foot setback from the south property line adjacent to Harmon Avenue.
- Zero to 19.5 foot setback from the west property line adjacent to Valley View Boulevard.
- 10 foot setback from the east property line adjacent to Polaris Avenue.

Access to the site is provided via 2 points of entry/exit driveways along the east side of the building. This leads to the ground level parking garage. The applicant also provided a Fire Department pull-in lane on the southeast corner of the building, and business related deliveries may utilize this point of entry/exit. A primary fire lane is located on the southeasternmost corner of the site adjacent to Polaris Avenue. There are 301 parking spaces provided where 291 parking spaces are required. The applicant also provided 10 EV (Electric vehicle) charger installed parking spaces and 77 EV capable spaces, both are compliant with Title 30 standards. Furthermore, the applicant provided 12 bicycle parking spaces where 8 are required per Code.

Landscaping

The plan shows that an attached sidewalk along Polaris Avenue will remain; however, the required street landscaping along this street was not required since there are 3 proposed driveways and 2 fire lanes, and sight visibility zones. However, the applicant is proposing 3 new shrubs on the northeast corner of the site.

Along Harmon Avenue, there is an existing attached sidewalk, and an unimproved portion of right-of-way north of the attached sidewalk. The applicant will provide a required fire lane, and landscape strip that ranges from zero feet to 29 feet, 11 inches. Within the landscape area, the applicant will plant 6 large trees where 12 large street trees are required per Code.

Although there is an existing attached sidewalk along Valley View Boulevard (west property line), the sidewalk is inaccessible due to the elevated street ramp for Valley View Boulevard. Street landscaping is not required within this area; however, the applicant is planting 2 large trees on the southwest corner of the building in addition to new shrubs.

Elevations

The overall building height for this project is 227 feet. The proposed architecture includes sleek and modern architectural lines with accents of angled panels with a metal finish and video screen walls, concrete exterior walls, and perforated screen walls attached to the building. The first 4 floors include the parking garage and a restaurant on the ground floor only. The east facing elevation includes the parking garage entry and fire department pull-in lane.

Floor Plans

The submitted floors plans include the following areas:

- The ground through the fourth level will be the proposed parking garage. Per the plans 301 parking spaces will be provided.
- The ground level will also include a proposed restaurant with an overall area of 2,794 square feet.
- The fifth level will include a 250 seat theater space, office space area that encompasses 5,586 square feet overall, a training facility that is 3,486 square feet, and lastly, recreation/banquet hall with an overall area of 11,514 square feet. This floor features counseling offices, training rooms, conference rooms, reception area, storage rooms, backstage areas for the theater, podcast studios and associate accessory spaces, and corporate offices.
- The sixth level will include additional recreation/banquet hall spaces with an overall area of 35,265 square feet. This floor will feature future event spaces, a kitchen, dressing room, storage area, restrooms, outdoor patio area, pre-function space, and back of house areas, and a lounge.

Applicant's Justification

Due to the proposed conforming zoning change to CU (Commercial Urban), all of the proposed uses of this facility are allowed via approval of a special use permit or permitted with conditions per Table 30.03-1. Additionally, any proposed live entertainment will not be held outside or be audible from the exterior of the building.

The applicant is requesting to reduce street landscaping along Harmon Avenue. Due to the dimensional requirements of a parking garage and the access requirements of the Clark County Fire Department, it would not be feasible to fit the project onto the site without modification to the street landscape requirements.

In addition, the applicant is requesting to reduce the setback requirements associated with the site. The dimensional requirements of a parking garage large enough to park the associated building uses make maintaining a 10 setback along Harmon Avenue and Valley View Boulevard are not feasible.

Furthermore, the applicant is also requesting to reduce the minimum driveway approach distance along Polaris Avenue to 145 feet 11 inches where a minimum of 150 feet zero inches is required. Due to the site constraints of the parcel, it would not be possible to provide the 150 feet minimum without severe modifications to the structural design of the parking garage which would not be aligned with the design of a standard 'double T' structural system.

The applicant is also requesting a waiver to allow for attached sidewalks to remain along Polaris Avenue, Harmon Avenue, and Valley View Boulevard where detached sidewalks are required per Section 30.04.08. Along Polaris Avenue, between the size and location of the building as well as the sight visibility zone requirements, a detached sidewalk and associated landscaping is not achievable. For Valley View Boulevard, the existing sidewalk is integral to the current needs of the Clark County Fire Department warehouse located nearby. Along Harmon Avenue, the

existing sidewalk, which becomes the sidewalk along Valley View Boulevard, is located on the south side of the existing parcel dedicated to the right-of-way.

Lastly the applicant is requesting a design review for the proposed site. Per the applicant's justification letter, Section 30.04.05 requires that buildings 2 stories and greater shall reduce mass with a clearly identifiable base, middle, and top, with horizontal elements separating these components. The body or middle must constitute a minimum of 50 percent of the total building height.

Due to the very tight constraints of the site, the zero lot line to the north, and the lower 4 levels of the building design being open parking garage with a very regimented structural system, it is difficult to articulate the differences between the base, middle section, and top level. To rectify this, the applicant proposes that the programmable space of the ground level (future restaurant) receive storefront and act as the base of the building and differentiate itself from the surrounding 'birds nest' style shading device.

This shading device would act as the middle backdrop portion of the building as its primary purpose is to both conceal the parking structure, while still maintaining the open-air requirements of an open parking garage and shade the windows and opening associated with the programmed spaces on the fifth and sixth levels. The fifth and sixth levels of the building are articulated from the middle portion of the building design through the use of large video screens and metal panel façade elements with deep glazing coverage placed around the upper levels of the structure to highlight the important zones.

Lastly, Section 30.04.05 requires that building with street frontage shall have a customer entrance facing the street, and that the primary entrance to a building shall be articulated with architectural elements to define said entrance. The applicant is proposing an alternate customer entrance design due to the lower 4 levels of the building design being a parking garage. It is necessary to have an interior facing building entry for the upper levels, similar to the garage entry functions of many Las Vegas resort hotels and casinos. The future restaurant itself has storefront glazing facing the east and south which help differentiate this entry from the interior facing entry and will be further designed in the future. The interior entry will make use of differing materials and graphics to delineate the core from the rest of the parking garage program.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0195-01	1 lot commercial subdivision	Approved by PC	July 2001
VS-0760-01	Vacated patent easements - recorded	Approved by PC	August 2001
DR-0687-96	7-up distribution center which included a 2 story, 45,080 square foot building with a 10,000 square foot office area - this complex no longer exists	Approved by PC	May 1996

Prior Land Use Requests

Application Number	Request	Action	Date
VC-1053-95	Allowed a modular office building to be a permanent structure with a variance to allow temporary structure to be a permanent and reduced the side street setback for the modular office building - this building no longer exists	Approved by PC	July 1995
VC-0496-94	Carports for an existing office warehouse complex, with a variance which reduced the front setback to 7 feet where 20 feet is required in an M-1 zone - these structures no longer exist	Approved by PC	May 1994
AC-0225-83	5,800 building addition to an existing 7,900 office building, approved new carports, a parking garage, and expansion of an outdoor storage yard - these structures no longer exist	Approved by PC	January 1984
AC-0111-80	Addition to an existing office building - this building no longer exists	Approved by PC	July 1980

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Entertainment Mixed-Use	IL	Office warehouse buildings
East	Entertainment Mixed-Use	RS20	NV Energy substation
West	Entertainment Mixed-Use	IL	Right-of-way on-ramps

Related Applications

Application Number	Request
ZC-24-0587	A zone change to reclassify the site from IL to CU zoning is a companion item on this agenda.
SDR-24-0588	A sign design review for proposed signage for a proposed recreational facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety,

and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the proposed uses are appropriate for the site and are compatible to the surrounding area. In addition, the proposed uses will be conducted within the building, and should not negatively impact the surrounding office/warehouse development. Furthermore, the project provides adequate parking with a 4 level parking garage for patrons and employees. This request supports Goal 5.1 of the Master Plan which encourages the diversification of the economic base to enhance resilience in tourism, conventions, recreational facilities, and event spaces.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds that the applicant has the opportunity to reduce the building footprint along the south property line in order to accommodate a 10 foot wide landscape area along Harmon Avenue. Street landscaping reduces the impact of wind, dust, pollution, glare, and the heat island effect on human health and comfort. However, the landscape plan shows that due to the placement of the proposed fire lane, and the additional portion of right-of-way which is unimproved and adjacent to the street on-ramp, staff can support these requests. Street landscaping along Harmon Avenue would not benefit potential pedestrians because the attached sidewalk is inaccessible. Staff can appreciate the additional 2 trees to be planted on the west side of the building to add as an additional buffer between the Valley View Boulevard ramp and the proposed building.

Waiver of Development Standards #2

The applicant is requesting to reduce the proposed building setback to zero feet where 10 feet is required per Section 30.02.16. Staff finds that the proposed building will not be an encumbrance to the adjacent right-of-way (Valley View Boulevard to the west and Harmon Avenue to the south), since there is an existing portion of right-of-way which serves as a physical buffer from the Harmon Avenue and Valley View Boulevard ramps. Staff finds this request to be minimal and should not negatively impact the site since there is no allowance for vehicular or pedestrian circulation on the southwest portion of the site. Staff recommends approval.

Design Review

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

The applicant provided a site design which is complementary to the existing surrounding development, and the exterior design of the building is aesthetically pleasing. Furthermore, the applicant provided ample parking, EV charging and EV capable parking spaces, bicycle parking, and a plethora of on-site amenities and uses for future employees and customers to utilize. In addition the applicant provided 7.5 sustainability points where 7 points are required per Title 30. The sustainability features for the site include a cool roof, window and door awnings, electric bike charging areas, water efficient landscaping, and other sustainable building measures. Staff supports this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction in the approach distance along Polaris Avenue. The applicant placed the driveway as far north as site will allow. However, since staff cannot support this application in its entirety, staff cannot support this request.

Waiver of Development Standards #4

Staff cannot support the request to not install detached sidewalks along Polaris Avenue, Harmon Avenue, and Valley View Boulevard. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic. With the increased pedestrian traffic it is imperative to provide a safe path.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval of the use permits, waivers of development standards #1 and #2, and the design review; denial of waivers of development standards #3 and #4.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has

not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Gates must remain open during business hours.
- Applicant is advised that off-site improvement permits may be required.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

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

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 #0475-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MARK SHUNOCK

CONTACT: CARPENTER SELLERS DEL GATTO ARCHITECTS, 8882 SPANISH RIDGE AVENUE, LAS VEGAS, NV 89148

DRAFT



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PRINCIPAL EMERITUS

STEVEN R. CARPENTER, AIA, RETIRED

October 07, 2024

Clark County Comprehensive Planning and Public Works
500 S. Grand Central Pkwy #1
Las Vegas, Nevada 89155

RE: Mondays Dark - The Space 2.0 – APR-23-101134 – Use Permit, Design Review, and Waivers

To Mrs. Jillee Opiniano-Rowland,

Proposal

Mondays Dark has secured a long-term ground lease from Clark County for the vacant land located at 4495 Polaris. Mondays Dark intends to build and operate a community center—called The Space 2.0—on that land. Mondays Dark will use the Space 2.0 to provide office space and funding to charity partners who will directly support the entertainment and hospitality workers of Las Vegas, including the first responders who keep our city safe and healthy. The Space 2.0 will also provide performance arts education to Las Vegas youth, giving our children the opportunity to learn about and explore their creativity and helping them develop a love of the performing arts that are so vital to ensuring that Las Vegas remains the true Entertainment Capital of the World.

All of these programs will be funded by Mondays Dark. Rather than continually asking the generous philanthropists of our community to donate substantial sums to provide all of these critical services, The Space 2.0 will allow Mondays Dark to become self-sustaining. The Space 2.0 will house a 18,000 square foot specialty event space overlooking the iconic Las Vegas Strip. Mondays Dark will rent out this space for private parties, concerts, and sporting events and use the venue rental fees to support all of the educational programming and community services described herein.

About Mondays Dark with Mark Shunock

Mondays Dark is a 501(c)(3) nonprofit corporation founded in Nevada in 2013, dedicated to generating funds and raising awareness for the dynamic and committed community of charitable organizations serving Southern Nevada. But if you ask the audience of families and friends, supporters and partners that fuel this mission, they'll tell you Mondays Dark is a wild musical party, the most fun you can have in Las Vegas on a Monday night.

Mondays Dark is an electrifying, Las Vegas-style variety show that takes place twice a month at The Space, a community-driven arts complex just west of the Strip. Hosted by founder Mark Shunock, each 90-minute show features performances from some of the city's top entertainers, graciously

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volunteering their time for the cause: to raise \$10,000 in a single night for a different local charity group. Now celebrating its 10th anniversary, Mondays Dark has raised roughly \$1.8 million for local nonprofit organizations while becoming an anchor event in the Las Vegas entertainment community.

In March 2020 when the coronavirus pandemic shut down casinos and entertainment in Las Vegas, Mondays Dark quickly pivoted to produce free livestream shows, providing entertainment for people sheltering at home in Southern Nevada and all over the world and continuing to build and strengthen partnerships with local nonprofit groups. The small but mighty team of staff and volunteers focused on silent auctions, online donations and resilient support from sponsors and the community at large to replace the standard \$20 ticket as Mondays Dark proudly continued to donate \$10,000 every other week to Las Vegas charities throughout the year.

About The Space 2.0

Currently, Mondays Dark operates out of The Space, a 9,000-square-foot black box theater. Thanks to the incredible support of the community of Las Vegas, we believe the time has come to build a bigger, better facility that will allow Mondays Dark to continue its mission to support dozens of local charities each year and expand our impact with additional programming and outreach. We are ready to create the living embodiment of these fun charity parties, a dynamic new venue that can become an essential community resource.

The Space 2.0 will house Mondays Dark charity partners who will provide services directly to the public. Mondays Dark current has signed Memorandum of Understanding with the Community Counseling Center, the Firefighters Behavioral Alliance, and the Entertainment Community Fund. Each of these partner organizations are committed to providing specialized services to support and uplift the people who make Las Vegas the world's foremost tourist destination.

The Space 2.0 will be a central location where residents can go for help. Performers will be able to receive support through the Entertainment Community Fund, and anyone will be able to obtain counseling from Community Counseling Center. The Space 2.0 will be a readily accessible place for much-needed treatment of mental illness and substance abuse in an area where there is need. If there are other programs or projects that the County believes should be incorporated to The Space 2.0, Mondays Dark welcomes that input. The ultimate goal is to make a facility that builds and supports the community—especially those in the entertainment industry—by increasing the availability of arts education and supportive resources.

As it is currently conceived, The Space 2.0 will have more than 32,000 square feet of usable event space, parking for approximately 358 cars, a rooftop garden space, and specialty suites for our partners. The Space 2.0 will also have 5 classrooms, where underprivileged Las Vegas kids will be able to learn about and experience the performing arts.

The primary event space will be equipped to host private galas, sporting events, concerts, and many other types of live entertainment or specialty events. To allow Mondays Dark to provide an unparalleled event venue, The Space 2.0 will have a state-of-the-art commercial kitchen, which will allow for on-site catering.

The Space 2.0 will also house a small retail space, which is currently envisioned as a coffee shop, which will be operated by Mondays Dark itself or a separate nonprofit organization. That coffee shop will provide Mondays Dark with an additional revenue stream that will support the extensive programming offered in The Space 2.0.

As presently conceived, The Space 2.0 will employ approximately 30 people on a full-time basis, and



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STEVEN R. CARPENTER, AIA, RETIRED

many more gig workers who will be needed when The Space 2.0 hosts live entertainment events. The hours of operation for The Space 2.0 will vary based on need. The ultimate goal is to be able to provide a home for the Community Counseling Center that will be open 24/7, to provide necessary mental health assistance and substance abuse counseling for members of our community at their most critical times of need.

At The Space 2.0, we firmly believe that every student in Southern Nevada deserves access to a quality arts education. The value of arts programs extends well beyond elective courses, as extensive research has revealed their profound impact on school performance, post-secondary success, and social-emotional development. Unfortunately, challenges like budget cuts, staffing shortages, and competing educational priorities often lead to arts education being eliminated from the schools that could benefit from it the most.

To address this pressing issue, The Space 2.0 is proud to introduce high-quality after-school arts programming available to students throughout Las Vegas. In collaboration with Dr. Whiting and UNLV, we are developing impactful after-school and summer arts programs tailored to youth aged 5-18. Our comprehensive programming aims to provide educational opportunities, job readiness skills in the arts and entertainment industry, masterclasses, and performances that ignite a lifelong love for the arts. Programming will include the following:

After-School Education Program

- Individual Courses in acting, music/vocal, musical theater, design and management, and video/livestreaming.
- Combined Certificate Program for Musical Theater which includes all of the individual courses and a semester-end project culminating in a live performance.

Spring Break Intensive

- Week-long intensives in acting, music/vocal, musical theater, design and management, and video/livestreaming culminating in an end-of-week showcase performance.
- Summer Educational Program
- Individual Courses in acting, music/vocal, musical theater, design and management, and video/livestreaming.
- Full-scale musical production

Masterclasses Series (Scheduled Monthly/Bi-Monthly)

- Invited artists to present masterclasses at The Space 2.0 in the areas of performance arts, stage management and design, sound and lighting, and script writing.
- Outreach masterclasses to schools and communities across the Las Vegas Valley

The Site

The proposed building location, which is located at the intersection of Polaris Avenue and West Harmon Avenue [APN 162-20-212-005] and is approximately 1.25 acres [54,450 sf] in area. Currently, the site is zoned IL – Industrial Light. Via coordination with Clark County Fire, it has also been determined that, due to the unique layout and nature of the site, 24'-0" wide Fire Access lanes are to be provided to the north and south of the building. The remaining available areas have been landscaped with plants from the Southern Nevada Water Authority Regional Plant List to minimize the water usage necessary and conform with Clark County requirements.

This project consists of the design and construction of a four-level, 354 space, open parking garage running lengthwise in the east/west direction, with two additional levels of mixed-use space above. In total, the building will cover 74% of the total lot area based on the building's footprint. The parking structure is planned to be precast concrete with the above uses being standard framed construction. The majority of the structure will be wrapped in an open metal mesh reminiscent of a 'bird-cage' styling, with adequate openings on the garage levels that conform to 2021 IBC requirements for an open garage per Section 406.5.2. Provided with this design are two large format video screen assemblies which are located at the southwest and southeast corners of the building to maximize visibility from above the West Harmon Avenue/S. Valley View Boulevard curve and the I-15 respectively.

Requests:

Uses of The Space 2.0

Due to the proposed conforming zoning change to CU – Commercial Urban, all of the proposed uses of this facility are allowed via approval of a special use permit or permitted with conditions per Table 30.03-1 and as shown below. Additionally, the Live Entertainment Venue use will not be held outside or be audible from the exterior of the building.

- | | |
|--------------------------------------|--|
| ▪ Live Entertainment Venue: | Special Use Permit in CU Zoning |
| ▪ Banquet Facility: | Special Use Permit to allow a Banquet Facility not accessed from a collector or arterial street. |
| ▪ Recreation Facility [Indoor only]: | Allowed in CU Zoning and limited to indoor-only recreation. |
| ▪ Restaurant: | Permitted in CU Zoning |
| ▪ Retail Space: | Permitted with Conditions in CU Zoning |
| ▪ Office: | Permitted in CU Zoning |
| ▪ Instruction or Tutoring Facility: | Permitted in CU Zoning |
| ▪ Vocational Training Facility | Special Use Permit in CU Zoning |

Building Height in Relation to Airspace

While the site is not located in the Airport Airspace Overlay District, the building is tall enough that Clark County Comprehensive Planning has requested that FAA Form 7460-1 = Notification for Proposed Construction be submitted to the FAA for review and approval. A copy of this application form has been provided with the submission of this Entitlements Package. Note that the FAA has reviewed and approved this form with the note of, "Determination of No Hazard to Air Navigation."



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Requested Waivers for The Space 2.0

The list of requested variances and waivers as well as their descriptions is as follows:

- Waiver 01: Reduction in Landscape Requirements
 - We are requesting a reduction in the Landscape Requirements associated with the site per the table below. A 15'-0" landscape minimum, measured from the back of curb consisting of two 5'-0" landscape strips separated by a 5'-0" concrete path, is currently required per Section 30.04.01D. We are requesting approval of this waiver as, due to the dimensional requirements of a parking garage and the access requirements of the Clark County Fire Department, it would not be feasible to fit the project onto the site without modification to the Landscape buffer requirements. Part of this waiver includes the removal of the tree requirements along Polaris Ave., as the required sight visibility zones would not allow for their inclusion in the project.
 - Along Polaris Ave. – Reduction of street landscape behind existing curb to 0'-0" where 15'-0" is required per Title 30 Section 30.04.01D.
 - Along W. Harmon Ave. [South] – Reduction of street landscape to 0'-0" where 15'-0" is required per Title 30 Section 30.04.01D.
 - Along S. Valley View Blvd. [West] – Reduction of street landscape to 0'-0" where 15'-0" is required per Title 30 Section 30.04.01D.
- Waiver 02: Reduction in Setback Requirements
 - We are requesting a reduction in the Setback Requirements associated with the site. A 10'-0" setback on the Side and Front Streets is currently required. We are asking approval of this waiver as the dimensional requirements of a parking garage large enough to park the associated building uses make maintaining a 10'-0" setback along these streets not feasible.
 - Along W. Harmon Ave. [South] – Reduction in building setback requirements to 0'-0" where 10'-0" is required per Title 30 Section 30.02.16.
 - Along S. Valley View Blvd. [West] – Reduction in building setback requirements to 0'-0" where 10'-0" is required per Title 30 Section 30.02.16.
- Waiver 03: Reduction in Approach Distance
 - We are requesting a waiver regarding the minimum Approach Distance at the intersection of Harmon Avenue/Valley View Boulevard and Polaris Avenue. Currently 145'-11" is provided to the main entrance lane where a minimum of 150'-0" is required. Due to the site constraints of the parcel, it would not be possible to provide

the 150'-0" minimum without severe modifications to the structural design of the parking garage which would not be aligned with the design of a standard 'double T' structural system.

- **Waiver 04: Detached Sidewalks**
 - We are requesting a waiver of development standards to allow for attached sidewalks along Polaris Ave, W. Harmon Ave., and S. Valley View Blvd. where detached sidewalks are required per Section 30.04.08. We are requesting this waiver as the sidewalks along these streets are existing. In the case of Polaris Ave, between the size and location of the building as well as the sight visibility zone requirements, a detached sidewalk and associated landscaping is not feasible. For S. Valley View Blvd., the existing sidewalk is integral to the current needs of the Clark County Fire Department warehouse located nearby. Along W. Harmon Ave. the existing sidewalk, which becomes the sidewalk along S. Valley View Blvd., is located on the south side of the existing parcel dedicated to the Right of Way.

Additional Items Noted that May Require Design Review

Through coordination efforts with the Clark County Comprehensive Planning Department staff it is understood that additional Design Review(s) may be required for the following items:

- **Alternate Vertical Building Articulation:**
 - 30.04.05 requires that Buildings two stories and greater shall reduce mass with a clearly identifiable base, middle, and top, with horizontal elements separating these components. The body or middle must constitute a minimum of 50% of the total building height.
 - Due to the very tight constraints of the site, the zero lot line to the north, and the lower four levels of the building design being open parking garage with a very regimented structural system, it is difficult to articulate the differences between the base, middle section, and top level. To rectify this, we propose that the 'programmable' space of the ground level [the Future Restaurant] receive storefront and act as the 'base' of the building and differentiate itself from the surrounding 'birds nest' style shading device. This shading device would act as the 'middle' backdrop portion of the building as its primary purpose is to both conceal the parking structure, while still maintaining the open-air requirements of an open parking garage and shade the windows and opening associated with the programmed spaces on the fifth and sixth levels. The fifth and sixth levels of the building are articulated from the middle/'bird's nest' portion of the building design through the use of large video screens and metal panel façade elements with deep glazing coverage placed around the upper levels of the structure to highlight the important zones of these areas without seeming forced or flat.
- **Alternate Customer Entrance Design:**
 - 30.04.05 requires that building with street frontage shall have a customer entrance facing the street, and that the primary entrance to a building shall be articulated with architectural elements to define said entrance.
 - Due to the lower four levels of the building design being a parking garage, it is necessary to have an interior facing building entry for the upper programmed levels, similar to the garage entry functions of many Las Vegas resort hotels and casinos. The Future Restaurant itself has storefront glazing facing the east and south which



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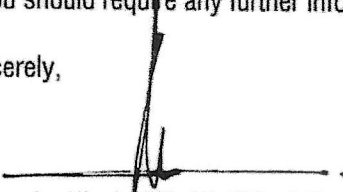
STEVEN R. CARPENTER, AIA, RETIRED

help differentiate this entry from the interior facing entry and will be further designed in the future. The interior entry will make use of differing materials and graphics to delineate the core from the rest of the parking garage program.

As the review of the document set progresses we understand that additional Waivers may be required. Should additional waivers be necessary, we will coordinate with Comprehensive Planning and Public Works in order to meet their requirements.

If you should require any further information, please do not hesitate to contact our office.

Sincerely,



Alexander Klenk, AIA, WellAP, GGP
Project Manager

CC: File BD21-019 / 3302

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PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-24-400127 (UC-23-0267)-CAMPUS VILLAGE GROUP, LLC:

WAIVER OF CONDITIONS of a use permit requiring any modifications to approved design beyond providing additional landscaping will require additional land use through public hearing in conjunction with a previously approved dormitory and commercial complex on 3.37 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays.

Generally located on the east side of Maryland Parkway and the north side of Harmon Avenue within Paradise. TS/hw/kh (For possible action)

RELATED INFORMATION:

APN:

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

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4440 & 4482 S. Maryland Parkway & 1220 E. Harmon Avenue
- Site Acreage: 3.37
- Number of Dormitory Beds: 722 (previously 706)
- Project Type: Dormitory, office, retail, & convenience store
- Number of Stories: 14 (previously 15)
- Building Height (feet): 165 (previously 175) (Building A)/113 (Building B)
- Square Feet: 405,397 (previously 404,786) (Building A)/103,724 (Building B)
- Open Space Required/Provided: 7,340/7,385 (4,300 shaded) (previously 12,200 (6,100 shaded))
- Parking Required/Provided: 504/520 (previously 712/728)

Plans, History, & Request

The Board of County Commissioners approved ZC-21-0451 and TM-21-500134 in October 2021 which rezoned the site to the C-2 zone and allowed a similar dormitory project. The applicant then revised the plan for that project with the new development consisting of dormitory, office, and retail uses as well as a new convenience store without a gasoline station. This redesign of the project was then approved by the Board of County Commissioners in June 2023 through UC-23-0267 with the facade improvements of the garage approved via ADR-23-

900532. The applicant is now requesting to make further revisions mainly to the exterior of the building. The main revisions being made include changes to the exterior materials of the building, removal of a rooftop pool deck which has been moved to the fourth floor and has led to the addition of 10 new dormitory units, and the reduction in the height of the building to 165 feet. As part of this request, the applicant is requesting that any future revisions of the building that are minor in nature be permitted to be reviewed through the administrative design review process rather than having to return to the Board of County Commissioners for any revisions regardless of the intensity of those revisions.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0267:

Comprehensive Planning

- Expunge the use permits, waivers of development standards, and design reviews associated with ZC-21-0451;
- Coordinate future bus stop with Regional Transportation Commission (RTC) and any modification to the site design, sidewalk width will require additional land use through public hearing;
- Any modifications to approved design beyond providing additional landscaping will require additional land use through public hearing;
- Decorative screening to be provided for the east elevations of the podium parking levels for both buildings to be approved through an administrative design review;
- Appropriate land use application is required for the art plan, and art shall be installed prior to Certificate of Completion;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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

- Comply with approved drainage study PW22-18770;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include a 54 foot property line radius at the southwest corner of the site;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Harmon Avenue improvement project;
- 30 days to coordinate with Public Works and the Regional Transportation Commission and to dedicate any necessary right-of-way and easements for the Maryland Parkway BRT project;

- Reconstruct the back of curb radii on the southwest and northwest corner of the site to meet the minimum requirements per Uniform Standard Drawing 201.
- 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; that offsite improvement permits may be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the VS-21-0452 expires in October 2023.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- 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; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after

October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- 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 #0018-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states they believe minor changes that are in conformance with current Title 30 standards should be permitted to be reviewed administratively and do not need to be heard by the Board.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-23-900532	Approved the exterior facade materials of the parking garage	Approved by ZA	November 2023
UC-23-0267	Allowed a mixed-use dormitory and commercial complex	Approved by BCC	June 2023
ZC-21-0451	Reclassified from C-1 to C-2 zoning for a dormitory and commercial mixed-uses	Approved by BCC	October 2021
TM-21-500134	1 lot commercial subdivision - withdrawn	Approved by BCC	October 2021
VS-21-0452	Vacated and abandoned right-of-way	Approved by BCC	October 2021
ZC-27-75	Reclassified the northern and eastern parcels to C-2 zoning for a shopping center	Approved by BCC	May 1975
ZC-189-63	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	RS5.2 (AE-6 & MPO)	Place of worship
South	Corridor Mixed-Use	CG (AE-6 & MPO)	UNLV buildings
East	Urban Neighborhood (greater than 1/8 du/ac)	RM32 (AE-6 & MPO)	Multi-family residential
West	Public Use	PF (AE-6 & MPO)	UNLV campus

Related Applications

Application Number	Request
DR-24-0608	A design review for room additions and exterior modifications to an approved dormitory and commercial complex is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose. Staff finds that given the highly visible nature of the proposed dormitory both from Maryland Parkway and the surrounding neighborhoods, even minor changes to the exterior or even parking can be felt and seen and impact the surrounding area. Given the relatively high impact nature of such a project, public input is necessary to assure that even minor changes will not impact the surrounding areas, particularly since there are so many residential structures directly to the east of the site. Finally, the site has a lengthy history of changes to the project, which is cause for concern. For these reasons, staff cannot support this request.

Staff Recommendation

Denial.

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

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

If approved:

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0018-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CAMPUS VILLAGE GROUP, LLC

CONTACT: HUTCHISON & STEFFEN, PLLC, 10080 W. ALTA DRIVE, SUITE 200, LAS VEGAS, NV 89145



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702.385.2500
FAX 702.385.2086
HUTCHLEGAL.COM

JOHN E. MORAN III
PARTNER
JMORAN@HUTCHLEGAL.COM

October 8, 2024

Planner
Copy

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

Re: **Justification Letter** - Campus Village Group L.L.C.
4440 S. Maryland Parkway, Las Vegas, NV 89119
Parcel Nos.: 162-23-204-001, 003, & 004
Application Pre-Review ("APR") Record No. 24-101088

To whom it may concern:

Please accept this Justification Letter for the above-referenced project, including our request for Design Review. This Letter is intended to supplement the prior justification letter dated December 14, 2022, the updated justification letter dated March 14, 2023, the updated justification letter dated April 24, 2023, and the updated justification letter dated September 11, 2024.

We are requesting a parking reduction in accordance with Title 30 Standards in § 30.04.04F, Item 5(ii), which states, "Any use on Maryland Parkway within 1,000 feet of a fixed transit stop, measured along a legal pedestrian route, between Sahara Avenue and Russell Road may reduce the parking required by Table 30.04-2: *Minimum Required Parking*, as follows:...(c) **Nonresidential uses may reduce required parking by up to 25%.**" This parking reduction will be applied to our "office," "retail," and "restaurant" uses. There is no defined EV capable or installed requirement in the current Title 30 Standards for the housing component of this project, which is considered a "dormitory" use. Thus, we are within the maximum parking reduction defined in the current Title 30 Standards. We have attached the proposed reduction and associated parking counts in the "A1.01P" drawing titled "12. Parking Analysis" under the "Parking Information" heading.

We are also requesting a waiver of the third of the "Conditions of Approval" listed on the Notice of Final Action from July 3, 2023, Reference UC-23-0267, which was filed with the Clark County Clerk, Commission Division, and which states, "Any modification to approved design beyond providing additional landscaping will require additional land use through public hearing." We seek the ability to receive administrative approval, without a public hearing, for minor future revisions which align with appropriate regulations and standards, including current Title 30 Standards. Therefore, we are requesting a waiver of this provision of the "Conditions of Approval."

Furthermore, the following changes have been made to the exterior. First, the EIFS "Fin" expressions from the Terra Cotta tower elements will be replaced with standard ones. Steel picket guardrails, rather than glass guardrails, will be used at the courtyard level. "Flex facades" garage screening will be used in lieu of ECO cladding and fiber cement. The spa/pool

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10

October 8, 2024

Page 2

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We have also made the following minor changes. The building height will be reduced by ten feet, from 175 feet to 165 feet. We attached a reference floor plan for each level of the building, along with a proposed pool location. Because the courtyard level was never utilized for "open space" calculations, our "open space" remains unaffected by the modifications. We have revoked any proposed updates to the landscaping plan, and thus will maintain the plan as previously proposed. All provided plants have been listed with the regional plants list. Furthermore, we have provided a completed sustainability checklist form with the provided strategies. Building data for Building "A" and Building "B" are unchanged aside from the removal of one garage level. To further describe the extent of exterior modifications, elevations have been provided. Building "B," however, is not shown on these elevations to ensure the extent of Phase 1 (Building A) is clearly illustrated. The only change with Building "B" is the one garage level being removed.

Moreover, we have attached copies of documentation which show Mr. Joshua Woodbury, as the Secretary of Woodbury Corporation, has authority to sign on behalf of Campus Village Group LLC. Publicly available records on the website of the Nevada Secretary of State show that Woodbury Corporation, a Utah corporation, is the sole manager of Campus Village Group LLC, a Nevada limited liability company. On the website of the Utah Secretary of State, Mr. Joshua Woodbury is listed as the Secretary of Woodbury Corporation. Because Mr. Joshua Woodbury is the Secretary of Woodbury Corporation, and because Woodbury Corporation is listed as the sole manager of Campus Village Group LLC, Mr. Joshua Woodbury has been delegated the responsibility of "authenticating records of the corporation" under Utah Code § 16-10a-102(32)(b), which includes signing land use documentation on behalf of Campus Village Group LLC.

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11

October 8, 2024

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SUMMARY

REFERENCE IMAGE



PROPOSED EXTERIOR CHANGES - PRIMARY ITEMS

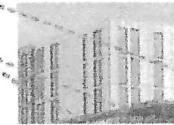
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PROVIDE "FLEX FACADES" GARAGE SCREENING IN LIEU OF ECO CLADDING / FIBER CEMENT

SPA REMOVED, POOL RELOCATED TO 4TH FLOOR COURTYARD (ABOVE GARAGE) - PAVERS & EXTERIOR SPACE BECOME ROOFING

"C" EXPRESSION & DOUBLE HEIGHT CURTAINWALL REMOVED - INFILL W/ UNITS MATCHING UPPER FLOORS
(10) UNITS ADDED, (16) BEDS TOTAL
(8) STUDIOS, (2) 4BR'S



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 the review of this project application. Please do not hesitate to contact me with any concerns.

Sincerely,

HUTCHISON & STEFFEN, PLLC

/s/ John T. Moran III

John T. Moran III

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J.T.M.
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PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0608-CAMPUS VILLAGE GROUP, LLC:

DESIGN REVIEW for modifications to a previously approved dormitory and commercial complex on 3.37 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays.

Generally located on the east side of Maryland Parkway and the north side of Harmon Avenue within Paradise. TS/hw/kh (For possible action)

RELATED INFORMATION:

APN:

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

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4440 & 4482 S. Maryland Parkway & 1220 E. Harmon Avenue
- Site Acreage: 3.37
- Number of Dormitory Beds: 722 (previously 706)
- Project Type: Dormitory, office, retail, & convenience store
- Number of Stories: 14 (previously 15)
- Building Height (feet): 165 (previously 175) (Building A)/113 (Building B)
- Square Feet: 405,397 (previously 404,786) (Building A)/103,724 (Building B)
- Open Space Required/Provided: 7,340/7,385 (4,300 shaded) (previously 12,200 (6,100 shaded))
- Parking Required/Provided: 504/520 (previously 712/728)

History & Request

The Board of County Commissioners approved ZC-21-0451 and TM-21-500134 in October of 2021 which rezoned the site to the C-2 zone and allowed a similar dormitory project. The applicant then revised the plan for that project with the new development consisting of dormitory, office, and retail uses as well as a new convenience store without a gasoline station. This redesign of the project was then approved by the Board of County Commissioners in June 2023 through UC-23-0267 with the façade improvements of the garage approved via ADR-23-900532. The applicant is now requesting to make further revisions mainly to the exterior of the building. The main revisions being made include changes to the exterior materials of the

building, removal of a rooftop pool deck which has been moved to the fourth floor and has led to the addition of 10 new dormitory units, and the reduction in the height of the building to 165 feet.

Site Plan

The plan depicts a commercial complex with 2 buildings. Setbacks for the northern building (Building A), which includes commercial suites, podium parking, and a dormitory, feature a varying setback with a minimum of 20 feet to the east property line adjacent to a multi-family residential complex and 20 feet to the north property line along University Avenue. Along Maryland Parkway to the west of the site, the northern building is set back 20 feet along the first floor for the pedestrian realm, and the floors above are set back 16 feet, which creates an overhang over the pedestrian realm.

The southern building (Building B), which consists of commercial suites, a new convenience store, podium parking, and office uses, is set back 1 foot from the east property line adjacent to a multi-family residential development for the first floor, 10 feet from the south property line along Harmon Avenue, and 92 feet from the west property line along Maryland Parkway. Surface parking is located near the corner of Maryland Parkway and Harmon Avenue, which is set back about 40 feet from the south property line along Harmon Avenue and about 30 feet from the west property line along Maryland Parkway.

Access is provided by a driveway from University Avenue on the north side of the site, a driveway from Maryland Parkway on the southwest side of the site, and 2 driveways from Harmon Avenue on the south side of the site. Both the driveway from University Avenue and the eastern driveway from Harmon Avenue provide north/south access through the site and to the podium level parking spaces in both buildings. The driveway from Maryland Parkway and the western driveway from Harmon Avenue both provide access to the convenience store, and surface level parking spaces for the commercial suites in the southern building.

Internal trash enclosures are located on the first floors of parking/service area both the northern and southern buildings. There are no ventilation openings on the east side of the trash enclosure areas. Instead, the ventilation is directed north to University Avenue and south to Harmon Avenue.

Landscaping

West of the University Avenue driveway on the north side of the site, landscaping includes a 3 foot to 20 foot wide landscape strip and a 5 foot wide attached sidewalk. Additional hardscape and pedestrian areas are located near the corner of University Avenue and Maryland Parkway. East of the University Avenue driveway, a 5 foot attached sidewalk continues to the east. A 40 foot wide section of the University Avenue street frontage will have no landscaping for a utility area.

On the northern portion of the Maryland Parkway street frontage, the plans depict a 20 foot wide pedestrian realm consisting of an 8 foot wide landscape and amenity zone, a 5 foot wide clear zone, and a 7 foot wide supplemental pedestrian area. Due to the grade changes, up to a 2 foot high retaining wall will be in the landscape and amenity zone. Therefore, the pedestrian clear

zone will be above street level. Within the central portion of the Maryland Parkway street frontage, an approximately 40 foot wide pedestrian courtyard area extends from the street eastward, providing pedestrian access into the site. A waiver of development standards to not provide street landscaping was included for this section of Maryland Parkway street frontage. On the southern portion of the Maryland Parkway street frontage, which is in front of the convenience store, street landscaping will include a 5 foot wide landscape area, a 5 foot wide detached sidewalk, and an 11 foot to 42 foot wide landscape area adjacent to surface parking. A use permit was previously included to not provide a 20 foot wide pedestrian realm on this portion of the site.

Along the western side of the Harmon Avenue street frontage, landscaping includes a 5 foot wide attached sidewalk, and a 5 foot to 30 foot wide landscape area. The eastern portion of the Harmon Avenue street frontage includes a 5 foot wide attached sidewalk and a 11 foot to 25 foot wide landscape area. A waiver of development standards was also necessary to not provide at least 15 feet of landscaping, and a use permit was necessary to not provide a 20 foot wide pedestrian realm.

Along the east property line, a waiver of development standards was necessary to not provide landscaping to a less intense use (multi-family residential complex). Landscaping is provided within the central pedestrian courtyard area and within the parking lot in front of the convenience store.

Elevations

The northern building is 165 feet high and the southern building is 113 feet high. Both buildings consist of storefront glass on the first floor, several levels of podium parking, and floors above consisting of glass windows, metal panels, and smooth painted EIFS with "V" groove reveals. Decorative "flex façade" screening panels on both buildings will help to visually obscure the podium parking levels from all street frontages and from the residential areas to the east.

The first level through the fourth level of the residential building is set back 20 feet from Maryland Parkway, as well as the pedestrian open space on the Level 5. Levels 5 through 11 of the residential portion of the north building, is set back 16 feet. The remainder of the north building wraps around the open space on Level 5 up to the Level 14.

This design reduces the apparent mass of the overall building along Maryland Parkway. On the north, south, and east sides of the northern building, vertical off-set surface planes create shadows to help reduce the visual mass.

The first level of Building B is set back 3 feet, and the second through fourth levels are set back more than 10 feet, and the fifth level overhangs the parking garage at an angle, continuing to the rooftop. Horizontal overhangs create shadows and reduce the visual mass of the building, and the south facing angled overhang creates visual interest.

Floor Plans

Building A, the first floor retail and pedestrian courtyard area are 19 feet in height. The parking lot interior access ramps and levels 2 through 4 are parking areas in both buildings. The fourth

floor includes dormitory housing units and an open space area called the Yard which will now contain the previous tenth floor amenities along with a pool. The northern building is 405,397 square feet and includes commercial suites, a dormitory, and accessory uses such as a student lobby. Commercial suites, the student lobby, and back of house spaces are located on the first floor, and podium level parking is located on levels 2 through 4. Dormitory rooms are located on Levels 5 through 14. The dormitory includes 244 studio units, 45, two bedroom units, and 97, four bedroom units for a total of 386 units or 722 beds. The 2 and 4 bedroom units share a common living room and kitchen.

Building B is 103,724 square feet. On the first level, the building includes commercial suites, a convenience store, and back of house areas. Levels 2 through 4 are podium level parking, and Levels 5 through 7 are designated for office uses.

Applicant's Justification

The applicant states the exterior changes being made mostly include the replacing of fin EIFS panels with standard V groove panels; glass guardrails that are now being replaced with steel picket guards on the courtyard level; "Flex facades" garage screening will be used in lieu of ECO cladding and fiber cement; the spa/pool will be relocated to the fourth floor courtyard above the garage, with pavers and exterior space to become roofing; the "C" expression and double height curtain wall will be removed and in-filled with units that match the upper floors, which will allow for 8 additional studio units and 2 more 4 bedroom units, which adds a total of 10 units and 16 beds. The applicant indicates that parking has been adjusted accordingly to account for the additional rooms and the building has been adjusted down by 10 feet. In addition, the applicant states the open space for the site is still compliant with regulations, as the original courtyard was not factored into the open space calculations. There are no changes to any landscaping.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-23-900532	Approved the exterior façade materials of the parking garage	Approved by ZA	November 2023
UC-23-0267	Allowed a mixed-use dormitory and commercial complex	Approved by BCC	June 2023
ZC-21-0451	Reclassified from C-1 to C-2 zoning for a dormitory and commercial mixed-uses	Approved by BCC	October 2021
TM-21-500134	1 lot commercial subdivision - withdrawn	Approved by BCC	October 2021
VS-21-0452	Vacated and abandoned right-of-way	Approved by BCC	October 2021
ZC-27-75	Reclassified the northern and eastern parcels to C-2 zoning for a shopping center	Approved by BCC	May 1975
ZC-189-63	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	RS5.2 (AE-6 & MPO)	Place of worship
South	Corridor Mixed-Use	CG (AE-6 & MPO)	UNLV buildings
East	Urban Neighborhood (greater than 18 du/ac)	RM32 (AE-6 & MPO)	Multi-family residential
West	Public Use	PF (AE-6 & MPO)	UNLV campus

Related Applications

Application Number	Request
WC-24-400127 (UC-23-0267)	A waiver of a conditions of a use permit requiring a design review as public hearing for any changes to the plans is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

Staff finds that proposed exterior material changes are relatively minor regarding the texturing of the EIFS panels and the change in guardrail design. Staff finds these changes will not greatly impact the exterior appearance of the building and general maintain its current aesthetics. In terms of the change in parking garage screening, staff finds the new material appears to screen the interior of the garage much better than the previous design. This should yield a more visually appealing structures and reduce the potential impacts on the surrounding area. Regarding the changes to the floor plan and open space of the dormitory portion of the site, staff finds that the loss of the tenth floor amenity space does impact the amount of open space provided by being effectively picked up by the fourth floor amenity area which should still provide sufficient and high-quality open space. Finally, the addition of the rooms in the previous amenity allows for a more cohesive exterior appearance, allow for additional occupancy, and parking should be sufficient to accommodate these additional spaces. The reduction in height of the building should also help to reduce massing and allow it to come closer in scale to the surrounding buildings. For these reasons, staff can support this design review.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

The property lies within the AE-60 (60-65 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 facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Expunge ADR-23-900532 and the design review portion of UC-23-0267;
- Until June 21, 2025 to commence, corresponding with the expiration of UC-23-0267, or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Comply with approved drainage study PW22-18770;
- Traffic study and compliance;
- Right-of-way dedication to include a 54 foot property line radius at the southwest corner of the site;
- 30 days to coordinate with Public Works - Construction Management Division and to dedicate any necessary right-of-way and easements for the Harmon Avenue improvement project;
- 30 days to coordinate with Public Works and the Regional Transportation Commission and to dedicate any necessary right-of-way and easements for the Maryland Parkway BRT project;
- Reconstruct the back of curb radii on the southwest and northwest corner of the site to meet the minimum requirements per Uniform Standard Drawing 201;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the

Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- 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; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0018-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CAMPUS VILLAGE GROUP, LLC
CONTACT: HUTCHISON & STEFFEN, PLLC, 10080 W. ALTA DRIVE, SUITE 200, LAS VEGAS, NV 89145

DRAFT



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JOHN T. MORAN III
PARTNER
JMORAN@HUTCHLEGAL.COM

October 8, 2024

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

Re: **Justification Letter** - Campus Village Group L.L.C.
4440 S. Maryland Parkway, Las Vegas, NV 89119
Parcel Nos.: 162-23-204-001, 003, & 004
Application Pre-Review ("APR") Record No. 24-101088

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Planner
Copy

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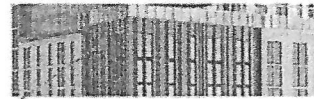
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SUMMARY

PROPOSED EXTERIOR CHANGES - PRIMARY ITEMS

EIFS "FIN" EXPRESSIONS REMOVED FROM TERRA COTTA TOWER ELEMENTS AND REPLACED WITH STANDARD "V" GROOVE REVEALS

REFERENCE IMAGES - PREVIOUS DESIGN



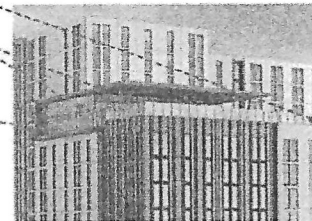
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PROVIDE "FLEX FACADES" GARAGE SCREENING IN LIEU OF ECO CLADDING / FIBER CEMENT

SPA REMOVED, POOL RELOCATED TO 4TH FLOOR COURTYARD (ABOVE GARAGE) - PAVERS & EXTERIOR SPACE BECOME ROOFING

"C" EXPRESSION & DOUBLE HEIGHT CURTAIN WALL REMOVED - INFILL W/ UNITS MATCHING UPPER FLOORS
(10) UNITS ADDED, (16) BEDS TOTAL
(8) STUDIOS, (2) 4BR'S

10 FLOOR AMENITY SPACES ABSORBED INTO 4TH FLOOR AMENITY AREAS BELOW



6
7/10/24

CAMPUS VILLAGE



HOETER WELKER
ARCHITECTS

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 the review of this project application. Please do not hesitate to contact me with any concerns.

Sincerely,

HUTCHISON & STEFFEN, PLLC

/s/ John T. Moran III

John T. Moran III

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PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0573-COUNTY OF CLARK (FIRE DEPT):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; and 2) allow attached sidewalks to remain.

DESIGN REVIEW for a fire department training and maintenance campus with related structures on 6.26 acres in a PF (Public Facilities) Zone.

Generally located on the south side of Tropicana Avenue and the west side of Arville Street within Paradise. MN/hw/kh (For possible action)

RELATED INFORMATION:

APN:

162-30-103-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the throat depth for driveways along Arville Street to 29 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 (an 81% reduction).
2. Allow attached sidewalks to remain on Arville Street where detached sidewalks are required per Section 30.04.08C.

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4425 W. Tropicana Avenue
- Site Acreage: 6.26
- Project Type: Fire training and maintenance campus with a fire station and accessory structures
- Building Height (feet): 72.5 (fire training center)/24 (fire station)/36 (maintenance building)/60 (burn tower)
- Square Feet: 142,793 (fire training center)/8,400 (fire station)/27,100 (maintenance building)/178,293 (total)
- Sustainability Required/Provided: 6/7

Site Plans

The plans show a new Clark County Fire Department training and maintenance campus with 4 separate buildings, which include a 56,746 square foot training center with an 86,047 square foot integrated parking garage, a 27,100 square foot maintenance building, an 8,400 square foot fire

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station, and a training burn tower. The plans show that the fire station will be located in the southeast corner of the site set back 10 feet from the southern property line and 50 feet from Arville Street. The fire training center is shown to be 50 feet north of the fire station and is centrally located in the south-central portion of the site. The fire training center is also shown to be set back 43 feet from the west property line and 20 feet from Arville Street. The maintenance building is shown to take up the entire northern portion of the site. The maintenance building is set back 25 feet from the west property line, 39 feet from Tropicana Avenue, and 31.5 feet from Arville Street. Located halfway between the maintenance building and fire training center is the training burn tower, which is set back 50 feet from the west property line. In the southwest corner of the site is the central plant building which is set back 10 feet from the west property line and 60 feet from the southern property line. Access to the site is provided by 2 driveways along Arville Street. One driveway is 33 feet wide and located along the southern portion of the site between the fire station and the fire training center. The second driveway is in the north-central portion of the site north of the fire training center and is 36 feet. Both driveways are shown to be secured by 8 foot tall gates set back 141.5 feet (southern driveway) and 100 feet (northern driveway) from Arville Street. An 8 foot tall CMU block wall is shown along the south and west property lines and connects to a decorative 8 foot tall wrought iron and CMU block combination wall along Tropicana Avenue. This combination wall then connects to another 8 foot tall CMU block wall along Arville Street that follows Arville Street before heading west to connect with the gate associated with the northern driveway. Parking on the site is primarily contained within the parking garage that is integrated with the fire training center. Additional parking is provided within surface lots to the north of the fire training center, to the south of the maintenance building, and to the west of the fire station. A total of 309 parking spaces are provided with 253 parking spaces within the parking garage. The remainder of the site will be paved and will either be areas for circulation or for storage of training props. A 5 foot wide paved running track will be provided along the west property line then continue east along the northern portion of the site, and then run south along Arville Street terminating at the northern driveway. The running track will be entirely located within the fenced/walled area.

Landscaping

The plans show that only street landscaping will be provided along Arville Street. The street landscaping will be located between the attached sidewalk and the proposed walls and buildings. The proposed landscape strip will be between 12 feet and 20 feet wide and will contain a rotating variety of trees to include Hackberry (*Celtis Occidentalis*), Coolabah (*Eucalyptus Microtheca*), and Velvet Mesquite (*Prosopis Velutina*) trees separated every 30 feet. No trees will be placed along Tropicana Avenue nor in front of the fire station building. Additionally, no additional trees will be placed in landscape islands within the surface parking lots. Overall, 22 trees will be provided along the street frontages and a total of 3 trees will be provided for parking lot landscaping.

Elevations & Floor Plans

Fire Training Center

The plans show the fire training center will be a generally rectangular shaped building and will be 76 feet and 5 stories tall. The exterior is primarily constructed of a variety of decorative metal with concrete and CMU block accents. The general color scheme of the exterior is white, yellow, and black. The fenestration calls out the habitable spaces of the building which differentiates the

training center from the integrated parking garage portion of the building. Several pop-outs and facades breaks call out the various rooms and patio structures on the north portion of the building. The bottom floor of the building is generally called out with a CMU block accent. The main entrance is shown with awning and is located on the northern façade. The floor plan shows the first floor contains a reception room and elevator vestibule areas with remainder of the floor being parking spaces. The second and third floors contain parking spaces. The fourth floor contains various rooms associated with the training facility which include an auditorium, an EMS training room, a dining room, locker rooms, a workout room, offices, and an outdoor plaza area. The fifth floor contains additional rooms associated with the training center. These rooms include small classrooms and break-out rooms, breakrooms, storage rooms, and the main administrative offices.

Fire Station

The plans show the fire station will be a generally rectangular shaped building and will be 24 feet and 1 story tall. The exterior is primarily constructed of a variety of decorative metal and CMU block accents. The general color scheme of the exterior is white and yellow. The main portion is the CMU block with an up extension and pop-out that will contain the decorative metal. The main access is along the east façade with roll-up doors that access the fire truck bays and a commercial window-door system. Additional tall rectangular windows are present on the western façade. The interior primarily consists of the central apparatus bays with laundry and equipment rooms located to the south of the apparatus bay. Attached to the apparatus bay is an administrative and living space which contain a lobby, office, dormitory spaces, restrooms, a kitchen, and day room.

Maintenance Building

The plans show the maintenance building will be a generally rectangular shaped building with a small pop-out and will be 36 feet and 1 story tall. The exterior is primarily constructed of a variety of decorative metal with concrete accents. The general color scheme of the exterior is white, yellow, and black. The main portion is larger and taller and calls out the maintenance area with a shorter portion of the building calling out the office area. Access is provided by 9 roll-up doors on the southern façade each covered by a metal awning. Long, rectangular window panels are provided on the northern façade and access to the smaller building pop-out is through a commercial window-door system on the western façade. The interior mainly consists of a central vehicle maintenance bay area, which includes a parts fabrication area and oil storage area. Other portions of the main maintenance area include a parts room, office, restrooms, breakroom, and storage. The administrative portion of the building contains a conference room, reception room, print shop, and office.

Training Burn Tower

The training burn tower is shown to be a 60 foot tall L-shaped building with decorative metal exteriors. The building is constructed to emulate possible buildings that firefighters may have to fight fires. The interior contains rooms which resemble residential homes, hotels, offices, and similar structures and contains a control room area in order to operate the building and the scenarios being tested.

Applicant's Justification

The applicant states the subject site has served as the Clark County Fire Department training facility for the last 4 decades and the redevelopment of the site is needed to better serve both the training of fire fighters but also the maintenance of Fire Department vehicles and equipment. The applicant indicates all existing buildings will be demolished and all new buildings will be architecturally compatible.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0622-03	Allowed an office trailer in conjunction with an existing fire training center	Approved by ZA	June 2003
DR-060-91	Constructed a 6,000 square office/warehouse building and fire pump test pit	Approved by PC	April 1991
VC-762-90	Waived the 6 feet of landscaping along Arville Street and a 6,000 square foot warehouse building	Denied by BCC	January 1991
DR-212-90	2,000 square foot fire training classroom addition and 2 level addition to a burn tower	Approved by PC	December 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	The Orleans Resort Hotel
South	Business Employment	IL	Retail & office complex
East	Entertainment Mixed-Use & Business Employment	IL	Retail & office complex
West	Entertainment Mixed-Use & Business Employment	IL	Office/warehouse & outside storage

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Design Review

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

Staff finds the proposed buildings are architecturally compatible with each other and are generally an enhancement to the surrounding neighborhood and an improvement to the existing site. The proposed buildings also provide sufficient articulation to create a visually interesting streetscape and site. The proposed facility will provide ample parking on site and sufficient area has been provided on-site for the movement of vehicles. Given the industrial nature of the surrounding area, the use of the property for vehicle maintenance, outside storage, and fire training activities should be of a similar or lower intensity than the surrounding industrial uses. The site has sufficient access to Arville Street which quickly connects with Tropicana Avenue. The uses provided on-site should sufficiently serve those who will use the buildings and provide ample opportunities for training. Finally, staff finds the buildings and proposed uses on the site comply with the purposes of both the PF zoning and the Public Use land use designation. For these reasons, staff could support this design review, but since the waiver of development standards for attached sidewalks cannot be supported, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the reduced throat depths on Arville Street as there are 2 driveways to access the site and should see equal use, further mitigating potential impacts from the reduced throat depths.

Waiver of Development Standards #2

Staff cannot support the request to not install detached sidewalks along Arville Street. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic and with the redevelopment, staff finds that it is imperative to provide the detached sidewalks.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval of waiver of development standards #1; denial of waiver of development standards #2 and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 5 feet to the back of curb for Tropicana Avenue and associated spandrel;
- The installation of detached sidewalks along Tropicana Avenue will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference ROC Tracking #0474-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY DEPARTMENT OF REAL PROPERTY MANAGEMENT
CONTACT: CSD ARCHITECTS, 8882 SPANISH RIDGE AVENUE, LAS VEGAS, NV 89148

DRAFT



PRINCIPALS
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STEVEN R. CARPENTER, AIA, RETIRED

September 30, 2024

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

Planner
Copy

RE: Justification Letter
Project Name: Clark County Fire Training Center Site

Dear Clark County Planning,

The Clark County Real Property Management is re-developing a nearly 180,000 SF Fire Fighter Training Campus on a current 6.26-acre site which is serving as the current Fire Training Center. The project is located at the Southwest Corner of W Tropicana Ave and Arville St. The project site is 6.26 acres, parcel APN # 162-30-103-003. The proposed land use is *PF PUBLIC FACILITIES*. The current zoning is PU (Public Use).

The current facility has served the Clark County Fire Department for over 4 decades. The re-development of this site will include a new Parking Garage and Training Center (143,000 SF) for incoming cadets and continued training of the Fire Department staff, replace the existing Burn Tower with a state-of-the art Burn Tower (11,600 SF) to equip the County's fire fighters with proven strategies in dealing with multiple emergency situations, a new Fire Station (8,400 SF) to serve surrounding community, as well as replace service bays with a Mechanical Shop (27,500 SF) that is better equipped to meet the service needs for multiple of Fire Department fleet vehicles and apparatus. All existing facilities on the site will be demolished to develop the site as described.

We are requesting a Design Review for all the building/structures and the site. The project site is currently Zoned PF (Public Facility), and the designated Land Use is PU (Public Use), which is consistent for Fire Stations, associated functions and Government Facilities. A separate Vacation application for existing easement (VS-24-0106 vacate and abandon Bell Drive) has already been approved; as a condition of approval, additional Right of Way will be granted along Tropicana Avenue. The buildings and site are consistent with the goal and objectives of Title 30 for Fire Responders.

The new Parking Garage and Training Facility is one building with the main function of the Training facility placed above the Parking Garage. There will be three levels of parking for staff and cadets and associated public functions that will allow for 253 spaces. In addition to meeting the site parking requirements this space will be used for non-evasive training opportunities. The Training Facility will be two levels above the garage component and will provide administrative and training.

Fire Station 88 will be strategically positioned at the southernmost point of the site, optimizing its operational effectiveness. Its main access is east from Arville St. through a 36'-0" wide driveway. This then leads to one of the site's main access gates. Designed to accommodate up to nine firefighters at any given time, this station's prime location offers a significant advantage due to its proximity to the Las Vegas Strip. This positioning ensures rapid response times and enhances the station's ability to provide exceptional service to one of the most critical and high-traffic areas in the region.

Architecturally, Fire Station 88 is defined by two prominent masses. The elevated mass serves as the focal point, wrapping around the entire station and creating a distinctive presence while also screening the mechanical equipment. The lower mass is grounded with masonry and complemented by a carefully curated desert landscape, providing a cohesive and visually appealing presence on the site.

North of the Fire Station will be the three level Parking Garage and the two-story Training Center. The integration of the Training Facility and Garage into a single, cohesive structure yields numerous spatial and operational benefits for the overall site. This approach allowed us to maintain all necessary regulatory clearances and setbacks for each building, ensuring full compliance with safety and zoning requirements. Additionally, the combined structure preserves two primary access points, these are flanking the structure, one access on the south and the main access on the north from Arville St. Each access point is designed with proper turning radius clearances to facilitate the smooth movement of service vehicles, firetrucks, emergency vehicles and general circulation throughout the site.

The Garage Structure is designed to meet the parking demands of the Training Center while also offering a versatile, multi-functional space.

The first level of the Training Center will support both educational and operational needs. It features Fire and EMS offices, classrooms, conference rooms, and a fully equipped auditorium, providing an ideal environment for comprehensive training and collaborative learning. This level also houses essential amenities for firefighting recruits, including a kitchen, dining area, and private locker rooms, ensuring that trainees have convenient access to necessary facilities throughout their day. The second level continues this focus on functionality and efficiency, offering additional administrative offices, conference rooms, and expanded classroom spaces. This layout not only supports the Training Center's current educational programs but also allows for future growth and adaptability, ensuring that the facility can meet the evolving needs of the fire department for years to come.

The Training Building is the defining architectural centerpiece of the campus, distinguished by its height and prominence from Tropicana Ave. Its presence establishes a striking visual anchor for the site.



Given the high-security concerns of the location, the perimeter is secured with a combination of CMU (Concrete Masonry Unit) walls and wrought iron fencing, creating both protection and engaging visual elements at ground level.

To the north of the Training Building, a public parking lot features a horizontal CMU wall that directs visitors towards the building's main lobby. From the lobby, users ascend vertically to the 4th level to access the Training Center. A distinctive architectural stair not only serves a functional purpose but also visually unites the structure, enhancing the overall aesthetic cohesion.

The garage structure, positioned strategically on the site, is visually minimized by an architectural perforated metal screen that wraps around its north, east, and south facades. This design choice creates a unified appearance that complements the fire station's minimalistic aesthetic. The fire training center appears to float above a prominent metal base, grounding the two structures firmly within the site while maintaining a sophisticated and cohesive visual impact.

In the heart of the site will be The Burn Tower. This is a premanufactured six story Fire Training Simulator serves as a specialized training simulator that allows firefighters to experience the real-world conditions of a fire under safe and controlled conditions. The Burn Tower will have Class A and Class B materials burned with Class B material burned at night to minimize disturbances to neighboring business. The location on the site has also been chosen to minimize smoke and noise factors to adjoining neighbors.

The structure itself has exterior corrugated wall panels with prefinished standard colors, steel doors, and window openings. Roofing material consists of asphalt shingles over plywood finish. The building will be served by underground utilities such as; Natural Gas, Water, and Electricity.

The Maintenance building will be located at the northernmost part of the site. The Maintenance building represents a significant and much-needed enhancement for the Fire Department, offering a dedicated facility for the ongoing upkeep, upgrades, and maintenance of the essential rigs used daily by the team. This structure is thoughtfully designed with 17 bays, not including two specialized fabrication bays, ensuring ample space for rig storage and comprehensive maintenance activities. Additionally, the building features a large parts room to support efficient operations, along with administrative offices, a break room, and a conference room, providing a well-rounded environment that supports both the technical and administrative needs of the department.

The intent of the Clark County Fire Training Center is rooted in the vision of creating a unified, cohesive environment where each building contributes to a larger, interconnected whole. The aesthetic of the Fire Training Center draws deeply from the core attributes of the firefighting profession: toughness, resilience, and unwavering dedication. In essence, the Fire Training Center stands as a symbol of the Clark County Fire Department's enduring legacy—a testament to their toughness, their ability to withstand and overcome challenges, and their relentless dedication to the safety and well-being of our community.



We would like to request a (4) **waivers** to allow for a reduction of the required **throat depths** entering the project site at Arville St. – both North and South driveway *The required throat depth per the Uniform Drawing Standard 222.1 is 150'-0" for all entry drives.* At the North Driveway northside request alternative for throat depth 80'-0" and southside request waiver for throat depth 29'-4". At the South Driveway both sides request alternative for throat depth 122'-0".

We will be providing a detached sidewalk along Tropicana Avenue but would like to request a **waiver** to leave the existing **attached sidewalks** along Arville Street.

We would like to request an **alternative** to reduce the required **landscape buffer**. The nature of the training facility using the open area throughout the lot to simulate controlled fire scenarios warrants less landscape area.

We would like to request a **alternative** to increase the **Property wall heights** to 8'-0" above adjacent grade for security of site. The walls will be designed with decorative metal insets along Tropicana Avenue breaking up long spans of CMU walls.

We would like to request a **alternative** to allow a **retaining wall height increase** to 4'-6" high maximum *where 3'-0" high maximum is allow.* The retaining walls are located north property line on Tropicana Avenue where there is significant grade change due to existing grades and required pad elevations.

Sincerely,



Onidio Mirabal
CSD Project Manager

CC: File 23-018 / 2003

