



# Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, Nv 89142

April 11, 2023

6:00pm

## AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Victoria Bonner at 02-335-9205.
  - 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/WinchesterTAB>

Board/Council Members: John Delibos, Chairperson  
 Dorothy Gold, Vice Chairperson  
 Judith Siegel  
 Robert Mikes  
 April Mench

Secretary: Beatriz Martinez, 702-455-0560, and [beatriz.martinez@clarkcountynv.gov](mailto:beatriz.martinez@clarkcountynv.gov)  
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Beatriz Martinez, 702-455-0560, and [beatriz.martinez@clarkcountynv.gov](mailto:beatriz.martinez@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, Invocation, Pledge of Allegiance, and Roll Call

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 March 28, 2023. (For possible action)

IV. Approval of the Agenda for April 11, 2023 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

VI. Planning and Zoning

1. SC-23-0098-COUNTY OF CLARK:

STREET NAME CHANGE to change the name of Karen Avenue to Liberace Way between Joe W. Brown Drive and Paradise Road. Generally located on the east side of Paradise Road and the west side of Joe W. Brown Drive within Winchester. TS/hw/ja (For possible action) **04/18/23 PC**

2. UC-23-0131-WESTGATE LAS VEGAS RESORT, LLC:

USE PERMITS for the following: 1) a recreational facility; and 2) a fairground in conjunction with an existing resort hotel (Westgate Las Vegas Resort) on a portion of 59.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southeast corner of Paradise Road and Karen Avenue within Winchester. TS/jor/syp (For possible action) **04/19/23 BCC**

3. UC-23-0126-HCI-CERBERUS 160 EAST FLAMINGO HOTEL OWNER L P, ET AL:

USE PERMIT for a monorail.

DESIGN REVIEW for a monorail on approximately 302.0 acres in an H-1 (Limited Resort and Apartment) Zone, an M-1 (Light Manufacturing) Zone, an H-1 (Limited Resort and Apartment) (AE-60, AE-65, & AE-70) Zone, an R-T (Manufactured Home Residential) Zone, an R-4 (Multiple Family Residential) – (High Density) (AE-60 & AE-65) Zone, a P-F (Public Facility) (AE-65 & AE-70) Zone, a C-1 (Local Business) (AE-70) Zone, and a C-2 (General Commercial) (AE-65) Zone within the Midtown Maryland Parkway Overlay District. Generally located between Sahara Avenue and Blue Diamond Road, and between Maryland Parkway and Decatur Boulevard within Winchester, Paradise, and Enterprise. MN/TS/JG/JJ/jor/syp (For possible action) **05/03/23 BCC**

VII. General Business

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: April 25, 2023.

X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:

Winchester Community Center: 3130 S McLeod Dr., Las Vegas, NV 89121

<https://notice.nv.gov>



# Winchester Town Advisory Board

March 28, 2023

## MINUTES

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Board Members: John Delibos– Chair – Present  
Dorothy Gold – Vice Chair – Present  
Judith Siegel – Excused  
Robert O. Mikes, Jr – Excused  
April Mench - Present

Secretary: Victoria Bonner, 702-335-9205 victoria.tabsecretary@gmail.com

Town Liaison: Beatriz Martinez 702-455-0560 beatriz.martinez@clarkcountynv.gov

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- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions  
Victoria Bonner: Secretary; Beatriz Martinez: Town Liaison; Judith Rodrigues Planning  
Vivian Kalarski, Planning Commissioner. The meeting was called to order at 6:03p.m.
- II. Public Comment  
**None**
- III. Approval of January 31, 2023 Minutes  
**Moved by: Delibos**  
**Approve**  
**Vote: 3-0 Unanimous**
- IV. Approval of the Agenda for March 28, 2023  
**Moved by: Delibos**  
**Approve**  
**Vote: 3-0 Unanimous**
- V. Informational Items  
**None**
- VI. Planning & Zoning:
  1. **UC-23-0084-HILLSTEAD, CHARMAINE & KIP:**  
**USE PERMIT** to allow an accessory structure (detached carport) not architecturally compatible to the principal structure.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the building separation; and 2) reduce setback in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Mojave Road, 270 feet south of Astoria Drive within Winchester. TS/jor/syp (For possible action)

**Approve with if approved staff conditions**

**Moved By Delibos**

**Vote 3-0**

2. **WS-23-0091-CONSTANZA, VILMA & JOAQUIN:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the southeast side of Palma Vista Circle, 150 feet south of Palma Vista Avenue within Winchester. TS/jud/syp (For possible action)

**Approve with staff conditions**

**Moved By Delibos**

**Vote 3-0**

3. **UC-23-0079-BATTLEFIELD VEGAS, LLC:**  
**USE PERMIT** for a truck staging area.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate parking lot landscaping; 2) eliminate trash enclosure; 3) reduce street landscaping; and 4) modified driveway design standards.

**DESIGN REVIEW** for a truck staging area/parking lot on 4.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Sammy Davis Jr. Drive, 280 feet south of Sahara Avenue within Winchester. TS/rk/syp (For possible action)

**Approve with staff conditions**

**Moved By Delibos**

**Vote 3-0**

VII. General Business

None

VIII. Public Comment

**Ms. Walker expressed concern about homeless and FixIt Clark County.**

VIII. Next Meeting Date

**The next regular meeting will be April 11, 2023**

IX. Adjournment

**The meeting was adjourned at 6:41 p.m.**

**ATTACHMENT A  
WINCHESTER TOWN ADVISORY BOARD  
ZONING AGENDA  
TUESDAY, 6:00 P.M., APRIL 11, 2023**

**04/18/23 PC**

1. **SC-23-0098-COUNTY OF CLARK:**  
**STREET NAME CHANGE** to change the name of Karen Avenue to Liberace Way between Joe W. Brown Drive and Paradise Road. Generally located on the east side of Paradise Road and the west side of Joe W. Brown Drive within Winchester. TS/hw/ja (For possible action)

**04/19/23 BCC**

2. **UC-23-0131-WESTGATE LAS VEGAS RESORT, LLC:**  
**USE PERMITS** for the following: **1)** a recreational facility; and **2)** a fairground in conjunction with an existing resort hotel (Westgate Las Vegas Resort) on a portion of 59.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southeast corner of Paradise Road and Karen Avenue within Winchester. TS/jor/syp (For possible action)

**05/03/23 BCC**

3. **UC-23-0126-HCI-CERBERUS 160 EAST FLAMINGO HOTEL OWNER L P, ET AL:**  
**USE PERMIT** for a monorail.  
**DESIGN REVIEW** for a monorail on approximately 302.0 acres in an H-1 (Limited Resort and Apartment) Zone, an M-1 (Light Manufacturing) Zone, an H-1 (Limited Resort and Apartment) (AE-60, AE-65, & AE-70) Zone, an R-T (Manufactured Home Residential) Zone, an R-4 (Multiple Family Residential) – (High Density) (AE-60 & AE-65) Zone, a P-F (Public Facility) (AE-65 & AE-70) Zone, a C-1 (Local Business) (AE-70) Zone, and a C-2 (General Commercial) (AE-65) Zone within the Midtown Maryland Parkway Overlay District. Generally located between Sahara Avenue and Blue Diamond Road, and between Maryland Parkway and Decatur Boulevard within Winchester, Paradise, and Enterprise. MN/TS/JG/JJ/jor/syp (For possible action)

STREET NAME CHANGE  
(TITLE 30)

KAREN AVE/PARADISE RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**SC-23-0098-COUNTY OF CLARK:**

**STREET NAME CHANGE** to change the name of Karen Avenue to Liberace Way between Joe W. Brown Drive and Paradise Road.

Generally located on the east side of Paradise Road and the west side of Joe W. Brown Drive within Winchester. TS/hw/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-10-114-000 through 162-10-114-285; 162-10-114-288 through 162-10-114-637; 162-10-201-001; 162-10-310-002

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: Multiple
- Project Type: Street name change (Liberace Way)

Applicant's Justification

The Board of County Commissioners, on September 7, 2022, directed staff, through AG-22-900575, to initiate a street name change for a portion of Karen Avenue that would change the name of the street to Liberace Way between Maryland Parkway and Joe W. Brown Drive, as the first phase of a larger renaming effort. This larger renaming effort is to occur in 2 phases with the goal of renaming the portion of Karen Avenue between Maryland Parkway and Paradise Road to Liberace Way, as a way to pay homage to the late entertainer that played an important part in the history of Las Vegas. This application is serving to initiate the second phase of the renaming of Karen Avenue to Liberace Way for the portion between Joe W. Brown Drive and Paradise Road.

**Prior Land Use Requests**

Application Number	Request	Action	Date
SC-22-0571	Renamed Karen Avenue to Liberace Way between Maryland Parkway and Joe W. Brown Drive	Approved by PC	December 2022

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Parking lot & monorail station
South	Entertainment Mixed-Use	H-1	Westgate Resort Hotel
East	Entertainment Mixed-Use; Public Use; & Compact Neighborhood (up to 18 du/ac)	H-1, R-1, & R-2	Multiple family residential & Las Vegas Country Club Golf Course
West	Entertainment Mixed-Use	H-1	Undeveloped (All-Net Arena), Sahara Resort Hotel, & Turnberry Place/Sterling Club

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

The Planning Commission previously approved a street name change for a portion of Karen Avenue between Maryland Parkway and Joe W. Brown Drive as Phase 1 of the larger renaming effort through SC-22-0571, which was heard on December 6, 2022. This application, as Phase 2, will continue this renaming of Karen Avenue westward from Joe W. Brown Drive to Paradise Road where Karen Avenue currently terminates. The Las Vegas Combined Fire Communications Center has recommended approval of the street name Liberace Way for the Phase 2 portion. For these reasons and based on the direction provided by the Board of County Commissioners, staff can recommend approval of the proposed street name change.

##### 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

- Subject to the street name Liberace Way, for the portion of Karen Avenue between Joe W. Brown Drive and Paradise Road.

#### Public Works - Development Review

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:



**APPLICANT:** CLARK COUNTY COMPREHENSIVE PLANNING

**CONTACT:** HUNTER WHITE, CLARK COUNTY COMP. PLANNING, 500 S. GRAND  
CENTRAL PKWY., LAS VEGAS, NV 89155

DRAFT

OUTDOOR RECREATIONAL FACILITY/  
FAIRGROUND  
(TITLE 30)

KAREN AVE/PARADISE ROAD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0131-WESTGATE LAS VEGAS RESORT, LLC:**

**USE PERMITS** for the following: **1)** a recreational facility; and **2)** a fairground in conjunction with an existing resort hotel (Westgate Las Vegas Resort) on a portion of 59.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the southeast corner of Paradise Road and Karen Avenue within Winchester. TS/jor/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-10-310-002 ptn

**USE PERMITS:**

1. Allow an outdoor recreational facility for limited events.
2. Allow a fairground.

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3000 Paradise Road
- Site Acreage: 59 (portion)
- Project Type: Outdoor recreational facility (Imaginarium) at Westgate Las Vegas Resort
- Parking Required/Provided: 2778/4392

Site Plan

The site plan depicts an existing resort hotel (Westgate Las Vegas Resort) located on the southeast corner of Paradise Road and Karen Avenue. The applicant is proposing outdoor recreation/event and fairground uses within the northernmost parking lot of the site. Access to the resort hotel site is via existing commercial driveways along Paradise Road, Joe W. Brown Drive, and Karen Avenue.

The site plan shows that this event will remain within the parking lot only. There is an internal driveway on the southern portion of this parking lot which will be utilized as the main entrance to the outdoor recreation/event.

This outdoor recreation/event consists of 10 zones that patrons can walk through and experience colorful life size displays of flowers, trees, fantasy-like creatures, and other creative displays. The displays will be internally illuminated, and this event will provide light ambient music throughout the 10 zones. Food trucks and restroom areas will be located on the southeast corner of the parking lot.

Per the applicant, no projecting lights into the sky, carnival rides, inflatable structures, or live entertainment will be present at the event. The applicant is requesting to host this event from May 7, 2023 to July 31, 2023 from 7:00 p.m. to midnight and returning in the fall/winter between October 1, 2023 to January 4, 2024 from 5:00 p.m. to 11:00 p.m.

#### Landscaping

The site includes an attached sidewalk around the entire resort hotel property; however, there is a 40 foot to 60 foot wide landscape area with a walking path that surrounds the northern parking lot where the event will take place. The existing monorail also traverses along the northwest property line and through the middle section of the resort hotel site. The monorail does not impede on the event location. Plans also show that there is an existing chain-link fence that surrounds the parking lot, which provides an additional physical buffer. No additional landscaping is a part of this request.

#### Elevation

The applicant submitted documentation which lists all of the creative life size structures that will be a part of each zone. The structures vary in height from 2 feet to 26 feet. The event structures vary from different plants, trees, and fantasy like creatures.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

International Culture Exchange Group is applying for a Special Use Permit to produce a temporary event, festival, titled Imaginarium in the north parking lot at the Westgate Las Vegas Resort. The event will provide economic benefit, jobs, and entertainment to the community. There is an expected nightly attendance of between 1,000 to 2,000 visitors to walk throughout the exhibits. Ticket sales will be capped every 30 minutes to promote adequate parking and unrestricted flow of foot traffic. There will be no discernable impact to public streets or sidewalks. There are no carnival rides, games, or inflatables at Imaginarium. There may be a few 10 foot by 10 foot certified fire-compliant canopy tents for first aid, merchandise sales, information booths, lost & found, and similar uses. Food and beverages will be sold from food trucks and trailers provided by an experienced and fully licensed and insured food vendor. Imaginarium is an outdoor walk-through event where visitors can take photos with the displays and enjoy other interactive features. Original designs are constructed with heavy-gauge steel wire frames and millions of tiny LED lights (low 24 volt) attached to create colorful fantasy

creations including giant dragons, fanciful flowers, towering mushrooms, and fiber optic trees with thousands of swaying tendrils. Among the displays is the signature rose garden with thousands of knee-high long-stemmed roses: red, yellow, blue, green, white, pink, and purple. The event is segmented into zones, each with a fantasy theme and music, including forests of colorful artificial trees, the Meadow of Aralias, Mysterium, Tranquil Gardens, Whispering Grove, Fantasy Forest, Crystal Wonder, a Music Garden where lights change color in rhythm with music, and a lighted maze. The International Culture Exchange Group has produced similar events in multiple venues over the past 12 years including at the Rio in Las Vegas in 2018.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADR-22-900659	An aboveground monorail station in conjunction with an existing people mover system (Vegas Loop)	Approved by ZA	November 2022
UC-20-0546	Established a project of regional significance (Monorail – Vegas Loop) in the vicinity of the Resort Corridor, Allegiant Stadium, The University of Nevada Las Vegas, and convention centers	Approved by BCC	October 2021
DR-0564-15	Amended comprehensive sign plan for the Westgate Resort Hotel for addition animated signage on an existing freestanding sign	Approved by BCC	October 2015
DR-0194-15	Amended comprehensive sign for the Westgate Resort Hotel for additional wall/animated signage	Approved by BCC	May 2015
UC-0659-14	Amended comprehensive sign plan for the Westgate Resort Hotel	Approved by BCC	September 2014
DR-0275-11	Comprehensive sign plan for an existing resort hotel (Las Vegas Hilton)	Approved by BCC	August 2011
UC-0621-03 (ET-0146-04)	First extension of time to commence kitchens in existing hotel rooms in conjunction with an existing resort hotel (Las Vegas Hilton)	Approved by PC	July 2004
UC-0621-03	Kitchens in existing hotel rooms in conjunction with an existing resort/hotel (Hilton Hotel)	Approved by PC	May 2003
DR-0240-02	In-line switch and transfer station for the monorail	Approved by PC	March 2002
UC-2034-98	6 level, 70 foot high parking structure	Approved by PC	January 1999
UC-0160-98	18 story, 210 foot high, 418 unit hotel/timeshare/condominium building with kitchens including retail sales	Approved by PC	March 1998
VC-0268-95	Permit total sign area of 58,450 square feet in conjunction with a resort hotel	Approved by PC	March 1995

\*There have been several other land use applications on this site; however, these are the applications that are the most directly related to the Westgate Las Vegas Resort.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	H-1	Turnberry Towers
South	Entertainment Mixed-Use	H-1	Westgate Resort Hotel
East	Public Use & Compact Neighborhood (up to 18 du/ac)	R-1 & R-2	Multiple family residential (Apartments & Condominiums) & Las Vegas Country Club Golf Course
West	Entertainment Mixed-Use	H-1	Undeveloped (All-Net Arena), Sahara Resort Hotel, & Turnberry Place/Sterling Club

**Clark County Public Response Office (CCPRO)**

There is an active zoning violation (CE23-02782) on the site. The applicant did not obtain Temporary Commercial permits with the Clark County Planning Department for the Imaginarium event.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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

The proposed outdoor recreational facility and fairground are consistent uses that are similar to other recreational uses within and immediately adjacent to the resort corridor. Staff finds the event site has ample parking to accommodate visitors to the Imaginarium event, as well as accommodating employees and patrons of Westgate Las Vegas Resort. The uses are completely within the northern parking lot and should not negatively impact the overall resort site. Although events in conjunction with resort hotels are not limited to daytime hours, considering the residential uses immediately to the north and west (Turnberry Towers); staff recommends the hours of operation should not exceed past midnight, and there should be no lights projected towards the sky.

**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**

- Temporary Commercial permit must be approved by the Clark County Planning Department prior to each event;
- No lights projecting toward the sky;
- Hours of operation not to exceed midnight.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** INTERNATIONAL CULTURE EXCHANGE GROUP

**CONTACT:** INTERNATIONAL CULTURE EXCHANGE GROUP, 44063 FREMONT BLVD, FREMONT, CA 94538

MONORAIL  
(TITLE 30)

LAS VEGAS BLVD S/SAHARA AVE/BLUE DIAMOND RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0126-HCI-CERBERUS 160 EAST FLAMINGO HOTEL OWNER L P, ET AL:**

**USE PERMIT** for a monorail.

**DESIGN REVIEW** for a monorail on approximately 302.0 acres in an H-1 (Limited Resort and Apartment) Zone, an M-1 (Light Manufacturing) Zone, an H-1 (Limited Resort and Apartment) (AE-60, AE-65, & AE-70) Zone, an R-T (Manufactured Home Residential) Zone, an R-4 (Multiple Family Residential) – (High Density) (AE-60 & AE-65) Zone, a P-F (Public Facility) (AE-65 & AE-70) Zone, a C-1 (Local Business) (AE-70) Zone, and a C-2 (General Commercial) (AE-65) Zone within the Midtown Maryland Parkway Overlay District.

Generally located between Sahara Avenue and Blue Diamond Road, and between Maryland Parkway and Decatur Boulevard within Winchester, Paradise, and Enterprise.  
MN/TS/JG/JJ/jor/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-09-302-006; 162-09-703-024; 162-16-410-056; 162-17-201-003; 162-17-201-004; 162-17-201-006 through 162-17-201-015; 162-17-201-017; 162-17-202-001; 162-17-202-003; 162-21-301-001; 162-21-301-003; 162-21-301-020; 162-21-615-003; 162-21-615-005; 162-21-801-005; 162-22-105-001; 162-22-203-001; 162-22-303-001; 162-22-303-004; 162-22-308-001; 162-22-308-009; 162-22-312-002; 162-22-312-003; 162-22-403-001; 162-22-501-001; 162-33-101-019; 177-05-510-002; 177-08-803-014

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 302
- Project Type: Monorail (underground people mover system)

History and Request

Previous land use applications were approved to allow a monorail (underground people mover system). DR-19-0429 was approved for 6 aboveground entrances to the underground stations which connect the Las Vegas Convention Center (LVCC) parking lots and exhibition halls. DR-20-0261 was approved for a single point to point connection between the West Hall expansion of the LVCC to Resorts World. The underground tunnel connecting the LVCC and Wynn Resort Hotel was approved via DR-20-0262. In addition, UC-20-0546 is a Project of Regional Significance which expands the monorail within the Resort Corridor from Russell Road along Las Vegas Boulevard South heading north towards Sahara Avenue. Furthermore, UC-20-0547 was a figure 8 route alignment (Caesar’s Loop) which connects existing resorts south of Sands Avenue, north of Harmon Avenue, west of Koval Lane, and East of Las Vegas Boulevard South. UC-22-0412 was previously approved and added 4613 Las Vegas Boulevard South as a new station to the Vegas Loop.

This request is a Project of Regional Significance for additional stations and extensions to the existing monorail (underground people mover system) alignments. Portions of this project are also within the City of Las Vegas to the north and northwest. The new stations and extensions will also operate underground in the vicinity of the Resort Corridor, Allegiant Stadium, the University of Nevada, Las Vegas, Town Square Las Vegas, and Blue Diamond Road/Las Vegas Boulevard South. As previously approved, this system will operate with autonomous vehicles on paved routes within the underground tunnels. In addition, an amendment to the franchise agreement is required to be approved concurrently by the Board of County Commissioners with this application since there are new stations and new extensions. Lastly, this application is only for the alignment of the monorail; therefore, individual stations will be reviewed with future land use applications.

Site Plan

The submitted site plan depicts an addition to the previously approved monorail (underground people mover system) - the Vegas Loop. This project includes new stations and extensions which traverse from south of Sahara Avenue/Las Vegas Boulevard South to Blue Diamond Road/Las Vegas Boulevard South and between Maryland Parkway and Decatur Boulevard. Overall, the additional alignments are approximately 25 miles long. The site plan shows that the 18 new stations and extensions are primarily on the south, east and west sides of the Resort Corridor.

<b>Proposed stations with this application:</b>
• Las Vegas Boulevard South and Elvis Presley Boulevard
• 3025 Sammy Davis Jr. Drive
• The Westin Hotel
• Las Vegas Boulevard South and Harmon Avenue
• Spring Mountain Road and Twain Avenue
• Spring Mountain Road and Procyon Street
• UNLV Gaming
• UNLV Athletics 1



<b>Proposed stations with this application:</b>
• UNLV Athletics 2
• UNLV Housing 1
• UNLV Housing 2
• Thomas & Mack 2
• 4769 Deckow Lane
• The Virgin Resort Hotel
• Harmon Square
• 5051 Las Vegas Boulevard South
• Town Square Las Vegas
• Blue Diamond and Las Vegas Boulevard South

Per the submitted plans there are 25 new extensions which further connects the new and previously approved stations. For example, the extensions connect from previously approved stations from the Resort Corridor and branch eastward utilizing easements beneath the rights-of-way such as Sahara Avenue, Elvis Presley Boulevard, Sands Avenue, Flamingo Road, and Harmon Avenue. Examples for extensions west of the Resort Corridor are located along Dean Martin Drive, Sammy Davis Jr. Drive, Frank Sinatra Drive, and Valley View Boulevard. The applicant submitted an easement map book which shows dedicated public rights-of-way which will be utilized for the underground tunnels. The full list of extensions with this application are listed below:

<b>Extensions</b>	
<b>From:</b>	<b>To:</b>
West Sahara Avenue/Union Pacific Railroad	East Sahara Avenue/Commercial Center Drive
East Sahara Avenue/Paradise Road	Elvis Presley Boulevard/Paradise Road
Convention Center Drive/Paradise Road	Paradise Road/Tropicana Avenue
36 South University Center Drive	University Center Drive (Eastern portion of right-of-way only)*/De Met Drive
Paradise Road/East Bell Drive	Palo Verde Road/East Bell Drive
Palo Verde Road/Tropicana Avenue	Palo Verde Road/East Bell Drive
Circus Circus Drive/Las Vegas Boulevard South	Circus Circus Drive/South Sammy Davis Jr Drive
Circus Circus Drive/Sammy Davis Jr Drive	Dean Martin Drive/Tropicana Avenue
Dean Martin Drive/Frank Sinatra Drive/Sammy Davis Jr. Drive	3333 Al Davis Way (refer to map)
West Desert Inn Road/Las Vegas Boulevard South	Desert Inn Road/South Valley View Boulevard
East Twain Avenue/South University Center Drive	South Valley View Boulevard/Spring Mountain Road

<b>Extensions</b>	
<b>From:</b>	<b>To:</b>
South Valley View Boulevard/West Desert Inn Road	South Valley View Boulevard/Tropicana Avenue
Procyon Street/West Desert Inn Road	Procyon Street/West Twain Avenue
South Valley View Boulevard/West Twain Avenue	Dean Martin Drive/West Twain Avenue
Flamingo Road/Las Vegas Boulevard South	Flamingo Road/South University Center Drive
East Harmon Avenue/Frank Sinatra Drive	East Harmon Avenue/South University Center Drive
Las Vegas Boulevard South/Tropicana Avenue	Frank Sinatra Drive/Tropicana Avenue
Sands Avenue/Koval Lane	Tropicana Avenue/Koval Lane
Las Vegas Boulevard South/Mandalay Bay Road	Giles Street/Mandalay Bay Road
Las Vegas Boulevard South/Four Seasons Drive (Southern portion of right-of-way only)*	Haven Street/Four Seasons Drive (Southern portion of right-of-way only)*
East Dewey Drive/Las Vegas Boulevard South	96 East Dewey Drive
West Russell Road/Polaris Avenue	West Hacienda Avenue/Polaris Avenue
West Hacienda Avenue/Polaris Avenue	West Hacienda Avenue/Dean Martin Drive
Las Vegas Boulevard South/Sunset Road	Sunset Road/Paradise Road
Las Vegas Boulevard South/Russell Road	Las Vegas Boulevard South/Blue Diamond Road

\*The portion of public right-of-way as shown within the easement map book.

#### Applicant's Justification

The submitted justification letter states that this use permit will add 18 stations and approximately 25 miles of tunnels (extensions) to the Vegas Loop monorail as a part of UC-20-0546. Station designs will be submitted for an administrative design review at a later date. As a transportation facility, the proposed Vegas Loop expansion is consistent with the existing land use and zoning of the properties listed.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-22-0412	Station addition located at 4613 Las Vegas Boulevard South	Approved by BCC	September 2022
UC-20-0547	Monorail (underground people mover system) in a figure 8 loop which connects the Cromwell Resort Hotel, Flamingo Resort Hotel, the High Roller, Harrah's Resort Hotel, the Linq Resort Hotel, Caesar's Palace Resort Hotel, and Bally's Resort Hotel	Approved by BCC	October 2021

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-20-0546	Monorail (underground people mover system) which extends from Sahara Avenue along Las Vegas Boulevard S (Resort Corridor) to Russell Road	Approved by BCC	October 2021
ADR-20-900564	Modifications to the alignment of the underground people mover system connecting the Las Vegas Convention Center to Encore Resort Hotel and changes to the station location at the Las Vegas Convention Center	Approved by ZA	December 2020
DR-20-0262	Underground people mover system connecting the Las Vegas Convention Center to Encore Resort Hotel	Approved by BCC	August 2020
DR-20-0261	Underground people mover system connecting the Las Vegas Convention Center to Resorts World Resort Hotel	Approved by BCC	August 2020
ADR-19-900879	Modifications to the previously approved underground people mover system at the Las Vegas Convention Center, which included moving stations and changing the entrance structures for stations	Approved by ZA	January 2020
DR-19-0429	Underground people mover system at the Las Vegas Convention Center with both below grade and surface level stations	Approved by BCC	July 2019

Numerous prior land use applications are associated with all the project parcels; however, these applications are related to the monorail.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	City of Las Vegas	C-2	Retail tourist uses along Las Vegas Boulevard
South	Entertainment Mixed-Use	R-E, M-D, H-1, & RVP	Undeveloped & Oasis Las Vegas RV Resort
East	Corridor Mixed-Use, Public Use, Mid-Intensity Suburban Neighborhood, Business Employment, Neighborhood Commercial, Urban Neighborhood (from 8 du/ac to greater than 18 du/ac)	P-F, R-3, R-4, R-5, C-1, C-2, & U-V,	UNLV, multiple family residential, retail, commercial complexes, offices, & Harry Reid International Airport
West	Entertainment Mixed-Use & Light Manufacturing	H-1, M-1, C-2, R-4, R-5, R-E, M-D, U-V, & C-1	Resort hotels, industrial complex, & multiple family residential

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

##### Use Permit

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

##### Use Permit & Design Review

Staff finds that these requests will establish 18 additional stations and 25 new extensions on a previously approved monorail line, and therefore, will increase connectivity and convenience to visitors within the Resort Corridor and surrounding establishments. In addition, the project will create economic, transportation, and environmental benefits. The proposed stations and extensions, along with the previously approved monorail alignments, comply with Policy 3.1.2 of the Master Plan which encourages pursuing a variety of strategies to reduce reliance on private automobile travel, with the goal of reducing fossil fuel consumption and associated pollutant emissions from vehicles, including efforts to encourage the use of electric vehicles. Lastly, this project complies with Urban Specific Policy 28 which encourages unique transportation opportunities and Policy 1 which encourages growth patterns that reduce automobile dependence, support alternative modes of transportation, and reduce air pollution. Staff supports 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 that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- No comment.

## Fire Prevention Bureau

- No comment.

## Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD has existing sanitary sewer infrastructure within the project boundaries; to please continue coordination efforts as the project progresses; CCWRD requires submittal of civil improvement plans for review and approval by the District (Plan Review Requirements noted below); if a Point of Connection (POC) is required, you may find instructions for submitting a POC request on the CCWRD website and a signed Sump Connection Agreement will be required; during plan review, all CCWRD public sanitary sewer facilities that are found to need relocation or abandonment to accommodate the Developer's project shall be done solely at the Developer's expense; any new relocation of sewers, along with the granting of any needed sanitary sewer easements, shall be constructed and flows diverted into the new relocated facilities prior to the old sanitary sewers being removed; to protect the integrity of CCWRD sewers, PRE and POST construction televising of CCWRD sewers is required for sewers in close proximity of the Developer's project; and tunnels are required to be at least 40 feet deep at major streets.
- Plan Review Requirements:
  - Regardless of discharge location:
  - Provide connection details on these plans of where the drainage system for the tunnels, tunnel side structures, stations, and any other structure will discharge.
  - Reference the BD Permit numbers on these plans for all proposed structures (such as Foundation, Structural and/or Build-Out).
- If discharging into Storm Drain:
  - Upload supplemental plans approved by the Building Department (CCBD) to the PIPES Portal for CCWRD review.
- If discharging into Sanitary Sewer:
  - Ensure the following is addressed on these plans:
    - No groundwater is allowed to discharge to sewer (including any perforated pipe around underground structures).
    - A Sand/oil interceptor is required before connecting to Sewer. Any pressurized flows need to discharge to a gravity MH first before going through the interceptor.
    - A Rain Diversion Structure (i.e., Trench Drain) is required at every ramp entrance.
    - Have an approved POC # and proposed average flow (in MGD or number of ERUs) listed on the General Notes sheet. 1 Sump pump = 5 ERUs.
    - Have an Executed Sump Connection Agreement between CCWRD and The Boring Company (TBC) for each project.

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

**APPLICANT:** TYLER FAIRBANKS

**CONTACT:** TYLER FAIRBANKS, VEGAS LOOP, 3395 CAMBRIDGE STREET, LAS VEGAS, NV 89169

DRAFT

**CLARK COUNTY BOARD OF COMMISSIONERS**  
**ZONING / SUBDIVISIONS / LAND USE**  
**AGENDA ITEM**

---

**Petitioner:** Nancy A. Amundsen, Director, Department of Comprehensive Planning

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**Recommendation:** AG-22-900575: Discuss changing the street name for a portion of Karen Avenue to Liberace Way, and direct staff accordingly. (For possible action)

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**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

Commissioner Segerblom would like the Board of County Commissioners (Board) to discuss a street name change for a portion of Karen Avenue, from Joe W. Brown Drive to Maryland Parkway, to Liberace Way.

Staff requests the Board discuss and direct staff accordingly.



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: UC-23-0131

Property Owner or Subdivision Name: WESTGATE LAS VEGAS RESORT

Public Hearing: Yes [checked] No [ ]

Staff Report already created: Yes [ ] No [checked]

Delete this application from the: TAB/CAC PC BCC

Add this application to the: TAB/CAC Winchester 4/11/23 PC BCC 4/19/23

Change(s) to be made:

- Held no date specific
Withdrawn
No change to meeting(s)
Amend Write-up
Renotify
Make a public hearing (Radius: )
Rescheduling
Other: Advanced to meetings
Additional fees - \$AMOUNT OF ADDITIONAL FEES:
Refund
80%
100% (please include justification for full refund below)
AMOUNT OF REFUND\$:

Reason for Change: Application to be advanced to 4/11/23 Winchester & 4/19/23 BCC per Sami, Jennifer, and Comm. Segerblom's Office. TO BE NOTICED OFF-CYCLE.

Change initiated by: JOR Date: 3/13/2013
Change authorized by: NM Date: 3/13/2013
Change processed by: ds Date: 3/13/2013
Follow up assigned to: Instructions:

Parcel Number(s): 162-10-310-002
Town Board(s): WINCHESTER





# AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WS/DR-23-0050

Property Owner or Subdivision Name: RESORTS WORLD LAS VEGAS L L C

Public Hearing: Yes  No

Staff Report already created: Yes  No

Delete this application from the: **TAB/CAC** 3-14-2023 **PC** \_\_\_\_\_ **BCC** 4-5-2023

Add this application to the: **TAB/CAC** 3-28-2023 **PC** \_\_\_\_\_ **BCC** 4-19-2023

**Change(s) to be made:**

- Held no date specific
  - Withdrawn
  - No change to meeting(s) \_\_\_\_\_
  - Amend Write-up
  - Renotify
  - Make a public hearing (Radius: \_\_\_\_\_)
  - Rescheduling
  - Other: \_\_\_\_\_
  - Additional fees – \$AMOUNT OF ADDITIONAL FEES: \_\_\_\_\_
  - Refund
    - 80%
    - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: \_\_\_\_\_

Reason for Change: Need new plan for public works that includes throat depth and width.

Change initiated by: BSB Date: 3-6-2023

Change authorized by: JAD Date: 3-6-2023

Change processed by: ds Date: 3-6-2023

Follow up assigned to: \_\_\_\_\_ Instructions: \_\_\_\_\_

Parcel Number(s): 162-09-312-002, 003, 004, 005, 006;162-09-413-001, 002, 003

Town Board(s): WINCHESTER



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-23-0126</u> DATE FILED: <u>3/8/23</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>ENT: 4/12</u> <u>PAR: 4/11</u> <u>WIN: 4/11</u> TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: <u>5/3/2023</u> FEE: <u>PRS FEES - \$950</u>	NAME: COUNTY OF CLARK(LV CONV AUTH) ADDRESS: 3150 PARADISE RD CITY: LAS VEGAS      STATE: NV      ZIP: 89109 TELEPHONE: _____      CELL: _____ E-MAIL: _____	
		<b>PROPERTY OWNER</b>  NAME: TBC - THE BORING COMPANY ADDRESS: 3395 CAMBRIDGE ST. CITY: LAS VEGAS      STATE: NV      ZIP: 89169 TELEPHONE: 301-928-9221      CELL: 301-928-9221 E-MAIL: TYLER@BORINGCOMPANY.COM      REF CONTACT ID #: _____	NAME: TYLER FAIRBANKS ADDRESS: 3395 CAMBRIDGE ST. CITY: LAS VEGAS      STATE: NV      ZIP: 89169 TELEPHONE: 301-928-9221      CELL: 301-928-9221 E-MAIL: TYLER@BORINGCOMPANY.COM      REF CONTACT ID #: _____

① of 19

ASSESSOR'S PARCEL NUMBER(S): 162-09-703-024

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd. x Elvis Presley

PROJECT DESCRIPTION: Station

(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.


Stam O'Neil  
Property Owner (Signature)\*

Stacy D Hill  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 26, 2022 (DATE)

By Lisa Garcia  
NOTARY PUBLIC: J Garcia

 DULCE UBALDO  
NOTARY PUBLIC  
STATE OF NEVADA  
My Commission Expires: 10-06-25  
Certificate No: 21-7416-01

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



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____      TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>SHAC MT LLC</u> ADDRESS: <u>3025 SAMMY DAVID JR DR</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>(310) 444-4221</u> CELL: _____ E-MAIL: <u>JR@cochisecap.com</u>
	<b>APPLICANT</b>  NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____

2

ASSESSOR'S PARCEL NUMBER(S): 162-09-302-006

PROPERTY ADDRESS and/or CROSS STREETS: 3025 SAMMY DAVIS JR DR

PROJECT DESCRIPTION: Station

(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.

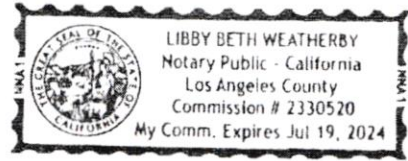
David M Tello  
Property Owner (Signature)\*

David M Tello  
Property Owner (Print)

STATE OF CALIFORNIA  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON NOV 28 2022 (DATE)

By Libby Beth Weatherby  
NOTARY PUBLIC: Libby Beth Weatherby



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



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____      TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>H C I-CERBERUS 160 EAST FLAMINGO HOTEL OWNER L P C/O DIRECTOR OF FIN</u> ADDRESS: <u>160 E FLAMINGO RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____

3

ASSESSOR'S PARCEL NUMBER(S): 162-16-410-056

PROPERTY ADDRESS and/or CROSS STREETS: 160 E FLAMINGO RD

PROJECT DESCRIPTION: Vegas Loop Station

(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.

PRW  
Property Owner (Signature)\*

STATE OF Texas  
COUNTY OF Dallas

SUBSCRIBED AND SWORN BEFORE ME ON April 29, 2022 (DATE)

By Paul R. Womble

NOTARY PUBLIC: Lorna Grove

Paul R. Womble

Property Owner (Print)



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



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (N2C) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____      TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>POLV, LLC</u> ADDRESS: <u>1510 W LOOP SOUTH</u> CITY: <u>HOUSTON</u> STATE: <u>TX</u> ZIP: <u>77027</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>
	<b>APPLICANT</b>  NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____

4

ASSESSOR'S PARCEL NUMBER(S): 162-21-301-001, 162-21-301-003, 162-21-301-020

PROPERTY ADDRESS and/or CROSS STREETS: S Las Vegas Blvd x E Harmon Ave

PROJECT DESCRIPTION: Center Strip Resort Station

(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)\*      Steven L. Scheinthal, Manager  
Property Owner (Print)

STATE OF Texas  
COUNTY OF Harris

SUBSCRIBED AND SWORN BEFORE ME ON 7/19/22 (DATE)

By Steven L. Scheinthal

NOTARY PUBLIC: \_\_\_\_\_



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



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> <b>USE PERMIT (UC)</b> <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____      TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>CMR REALTY, LLC</u> ADDRESS: <u>26314 S WESTERN AVE #200</u> CITY: <u>LOMITA</u> STATE: <u>CA</u> ZIP: <u>90717</u> TELEPHONE: <u>510-990-0297</u> CELL: <u>510-990-0297</u> E-MAIL: <u>JASON@HMVSF.COM</u>
	<b>APPLICANT</b>  NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____

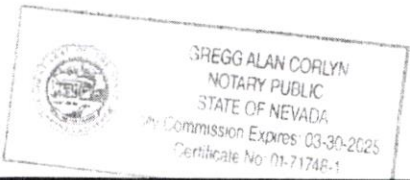
5

ASSESSOR'S PARCEL NUMBER(S): 162-17-201-003  
 PROPERTY ADDRESS and/or CROSS STREETS: S Valley View Blvd x W Twain Ave  
 PROJECT DESCRIPTION: Station

(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)\* \_\_\_\_\_ David Choo (Manager of CMR Realty, LLC)  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 11/30/2022 (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC: \_\_\_\_\_



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



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

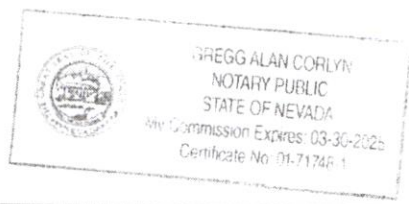
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> <b>USE PERMIT (UC)</b> <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>UC-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____      TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b> NAME: <u>3500-3675 PROCYON, LLC</u> ADDRESS: <u>26314 S WESTERN AVE #200</u> CITY: <u>LOMITA</u> STATE: <u>CA</u> ZIP: <u>90717</u> TELEPHONE: <u>510-990-0297</u> CELL: <u>510-990-0297</u> E-MAIL: <u>JASON@HMVSF.COM</u>
	<b>APPLICANT</b> NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-17-201-004, -006, -008, -010, -012, -013  
 PROPERTY ADDRESS and/or CROSS STREETS: S Valley View Blvd x W Twain Ave  
 PROJECT DESCRIPTION: Station

(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)\*      David Choo (Manager of 3500-3675 Procyon, LLC)  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 SUBSCRIBED AND SWORN BEFORE ME ON 11/20/2022 (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC: \_\_\_\_\_



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



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> <b>USE PERMIT (UC)</b> <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____      TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>Fairgrounds Drive Retail, LLC</u> ADDRESS: <u>26314 S WESTERN AVE #200</u> CITY: <u>LOMITA</u> STATE: <u>CA</u> ZIP: <u>90717</u> TELEPHONE: <u>510-990-0297</u> CELL: <u>510-990-0297</u> E-MAIL: <u>JASON@HMVSF.COM</u>
	<b>APPLICANT</b>  NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____

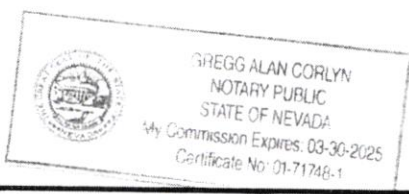
7

ASSESSOR'S PARCEL NUMBER(S): 162-17-201-009, -017  
 PROPERTY ADDRESS and/or CROSS STREETS: S Valley View Blvd x W Twain Ave  
 PROJECT DESCRIPTION: Station

(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)\* \_\_\_\_\_      David Choo (Manager of Fairgrounds Drive Retail, LLC)  
 Property Owner (Print) \_\_\_\_\_

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 11/30/2022 (DATE)  
 By Gregg Alan Corlyn  
 NOTARY PUBLIC: \_\_\_\_\_



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





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> <b>USE PERMIT (UC)</b> <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____      TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>MBSC, LLC</u> ADDRESS: <u>26314 S WESTERN AVE #200</u> CITY: <u>LOMITA</u> STATE: <u>CA</u> ZIP: <u>90717</u> TELEPHONE: <u>510-990-0297</u> CELL: <u>510-990-0297</u> E-MAIL: <u>JASON@HMVSF.COM</u>
	<b>APPLICANT</b>  NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____

8

ASSESSOR'S PARCEL NUMBER(S): 162-17-201-007

PROPERTY ADDRESS and/or CROSS STREETS: S Valley View Blvd x W Twain Ave

PROJECT DESCRIPTION: Station

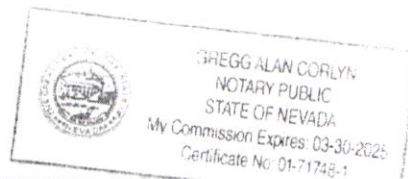
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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)\* \_\_\_\_\_ David Choo (Manager of MBSC, LLC)  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 4/3/2022 (DATE)

By \_\_\_\_\_  
NOTARY PUBLIC: \_\_\_\_\_



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



# LAND USE APPLICATION

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APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____      TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>S VALLEY VIEW TWAIN, LLC</u> ADDRESS: <u>26314 S WESTERN AVE #200</u> CITY: <u>LOMITA</u> STATE: <u>CA</u> ZIP: <u>90717</u> TELEPHONE: <u>510-990-0297</u> CELL: <u>510-990-0297</u> E-MAIL: <u>JASON@HMVSF.COM</u>
	<b>APPLICANT</b>  NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____

9

ASSESSOR'S PARCEL NUMBER(S): 162-17-201-015  
 PROPERTY ADDRESS and/or CROSS STREETS: S Valley View Blvd x W Twain Ave  
 PROJECT DESCRIPTION: Station

(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.

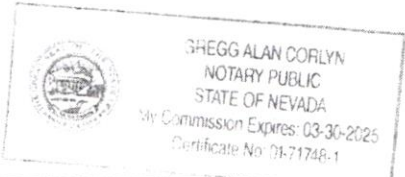
Property Owner (Signature): [Signature]

Property Owner (Print): David Choo (Manager of S Valley View Twain, LLC)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 11/30/2022 (DATE)

By [Signature]  
 NOTARY PUBLIC: [Signature]



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



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

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<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____      TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>4018 VOLTA, LLC</u> ADDRESS: <u>26314 S WESTERN AVE #200</u> CITY: <u>LOMITA</u> STATE: <u>CA</u> ZIP: <u>90717</u> TELEPHONE: <u>510-990-0297</u> CELL: <u>510-990-0297</u> E-MAIL: <u>JASON@HMVSF.COM</u>
	<b>APPLICANT</b>  NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____

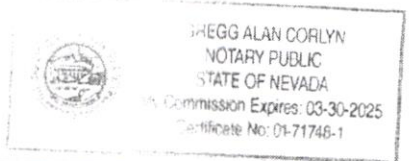
10

ASSESSOR'S PARCEL NUMBER(S): 162-17-201-014  
 PROPERTY ADDRESS and/or CROSS STREETS: S Valley View Blvd x W Twain Ave  
 PROJECT DESCRIPTION: Station

(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)\* \_\_\_\_\_ David Choo (Manager of 4018 Volta, LLC)  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 4/30/2022 (DATE)  
 By [Signature]  
 NOTARY PUBLIC: [Signature]



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



# LAND USE APPLICATION

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<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> <b>USE PERMIT (UC)</b> <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____      TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>3439 W CAHUENGA, LLC</u> ADDRESS: <u>26314 S WESTERN AVE #200</u> CITY: <u>LOMITA</u> STATE: <u>CA</u> ZIP: <u>90717</u> TELEPHONE: <u>510-990-0297</u> CELL: <u>510-990-0297</u> E-MAIL: <u>JASON@HMVSF.COM</u>
	<b>APPLICANT</b>  NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____

11

ASSESSOR'S PARCEL NUMBER(S): 162-17-201-011  
 PROPERTY ADDRESS and/or CROSS STREETS: S Valley View Blvd x W Twain Ave  
 PROJECT DESCRIPTION: Station

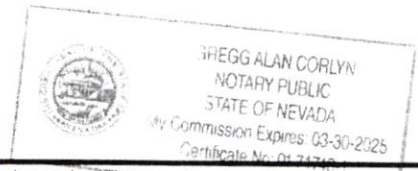
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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)\*      David Choo (Manager of 3439 W Cahuenga, LLC)  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 11/30/2022 (DATE)

By Greg Corlyn  
 NOTARY PUBLIC: Greg Corlyn



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



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____      TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>SPRING MOUNTAIN PROCYON, LLC</u> ADDRESS: <u>26314 S WESTERN AVE # 200</u> CITY: <u>LOMITA</u> STATE: <u>CA</u> ZIP: <u>90717</u> TELEPHONE: <u>510-990-0297</u> CELL: <u>510-990-0297</u> E-MAIL: <u>jason@hmvsf.com</u>
	<b>APPLICANT</b>  NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____

12

ASSESSOR'S PARCEL NUMBER(S): 162-17-202-001, -003

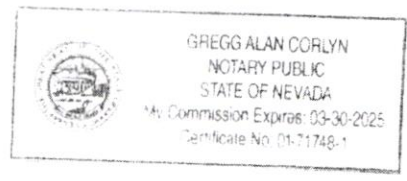
PROPERTY ADDRESS and/or CROSS STREETS: 3520 SPRING MOUNTAIN RD, Adjacent Unassigned Parcel

PROJECT DESCRIPTION: Station

(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)\*      David Choo (Manager)  
 \_\_\_\_\_      Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 11/26/2023 (DATE)  
 By Gregg Alan Corlyn  
 NOTARY PUBLIC: \_\_\_\_\_



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



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>UC-23-0126</u>      DATE FILED: _____</p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: _____      TAB/CAC DATE: _____</p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: _____</p> <p>FEE: _____</p> <p style="text-align: right; color: red; font-size: 2em;">13</p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>Board of Regents of the Nevada System of Higher Education on behalf of UNLV</u></p> <p>ADDRESS: <u>4505 S MARYLAND PKWY BOX 451060</u></p> <p>CITY: <u>LAS VEGAS</u>      STATE: <u>NV</u>      ZIP: <u>89154-1060</u></p> <p>TELEPHONE: <u>702-895-2537</u>      CELL: _____</p> <p>E-MAIL: <u>connie.gamble@unlv.edu</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>TBC - THE BORING COMPANY</u></p> <p>ADDRESS: <u>3395 CAMBRIDGE ST.</u></p> <p>CITY: <u>LAS VEGAS</u>      STATE: <u>NV</u>      ZIP: <u>89169</u></p> <p>TELEPHONE: <u>301-928-9221</u>      CELL: <u>301-928-9221</u></p> <p>E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>TYLER FAIRBANKS</u></p> <p>ADDRESS: <u>3395 CAMBRIDGE ST.</u></p> <p>CITY: <u>LAS VEGAS</u>      STATE: <u>NV</u>      ZIP: <u>89169</u></p> <p>TELEPHONE: <u>301-928-9221</u>      CELL: <u>301-928-9221</u></p> <p>E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u>      REF CONTACT ID #: _____</p>

**ASSESSOR'S PARCEL NUMBER(S):** 16222403001, 16222203001 16222105001 16222501001, 16222308001, -009, 16222303001, -004

**PROPERTY ADDRESS and/or CROSS STREETS:** University Center Dr x Flamingo Rd

**PROJECT DESCRIPTION:** Station

(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.

Keith E. Whitfield, President

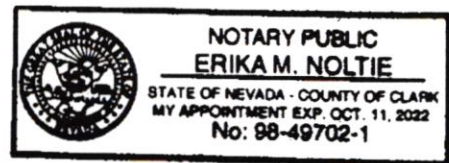
**Property Owner (Signature)\***      **Property Owner (Print)**

STATE OF NEVADA  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON September 23, 2022 (DATE)

By KEITH E. WHITEFIELD

NOTARY PUBLIC: Erika M. Noltie



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



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>UC-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____      TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b> NAME: <u>KOVALANE L L C</u> ADDRESS: <u>4496 S PECOS RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: _____      CELL: <u>702 845-7777</u> E-MAIL: <u>Mike.Mixer@colliers.com</u>
	<b>APPLICANT</b> NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____

14

ASSESSOR'S PARCEL NUMBER(S): 16221801005.

PROPERTY ADDRESS and/or CROSS STREETS: 4769 DECKOW LN

PROJECT DESCRIPTION: Station

I, the undersigned owner and say that I am the owner of record on the Tax Rolls of the property involved in this application, or I am otherwise legally entitled to the same. I hereby certify that the information on the attached legal description, maps, and drawings attached hereto, and all the statements and answers submitted herewith are true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate to be considered for approval. We also authorize the Clark County Comprehensive Planning Department to conduct preliminary site inspections and to install any required signs and markers for the project, and to advise the public of the proposed application.

Mike Mixer  
Property Owner (Signature)\*

MIKE MIXER  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF CLARK

APPROVED AND SIGNED BEFORE ME ON 9-20-22 (DATE)  
BY: Mike Mixer  
NOTARY: Chia Jones

\*NOTE: This application is subject to the laws of Nevada, and the rules and regulations of the Clark County Comprehensive Planning Department. The applicant is responsible for providing all necessary information and documents to support the application.



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____      TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>H R H H PROPCO L L C</u> ADDRESS: <u>11150 SANTA MONICA BLVD # 1400</u> CITY: <u>LOS ANGELES</u> STATE: <u>CA</u> ZIP: <u>90025</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____


15

ASSESSOR'S PARCEL NUMBER(S): 16221615003, -005  
 PROPERTY ADDRESS and/or CROSS STREETS: 4455 PARADISE RD  
 PROJECT DESCRIPTION: Station

(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)\*      Richard Bosworth  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON SEPTEMBER 27, 2022 (DATE)  
 By RICHARD BOSWORTH  
 NOTARY PUBLIC: \_\_\_\_\_

 Debra Borders  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 Appt. No. 20-2571-01  
 My Appt. Expires March 13, 2024

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





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____      TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>HARMON SQUARE S P E L L C</u> ADDRESS: <u>2360 CORPORATE CIR STE 330</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 16222312002, -003

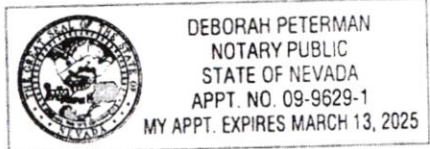
PROPERTY ADDRESS and/or CROSS STREETS: E Harmon Ave x Paradise Rd

PROJECT DESCRIPTION: Station

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

[Signature]      [Signature]  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 11/01/2022 (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC: [Signature]



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



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____      TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>5051 S L V L L C</u> ADDRESS: <u>5051 S Las Vegas Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>TBC - The Boring Company</u> ADDRESS: <u>3395 Cambridge Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>tyler@boringcompany.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Same as applicant</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____


17

ASSESSOR'S PARCEL NUMBER(S): 162-33-101-019

PROPERTY ADDRESS and/or CROSS STREETS: 5051 S Las Vegas Blvd

PROJECT DESCRIPTION: Construction of Vegas Loop people mover system

(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)\*

William A. Shopoff  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)

By \_\_\_\_\_

NOTARY PUBLIC: See attached Acknowledgement

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





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____      TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>S R M F TOWN SQUARE OWNER L L C</u> ADDRESS: <u>200 S MICHIGAN AVE # 400</u> CITY: <u>CHICAGO</u> STATE: <u>IL</u> ZIP: <u>60604</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____

18

ASSESSOR'S PARCEL NUMBER(S): 177-05-510-002

PROPERTY ADDRESS and/or CROSS STREETS: 6601 S LAS VEGAS BLVD

PROJECT DESCRIPTION: Station

(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.

Kenneth P. Jones      KENNETH P. JONES  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF FLORIDA  
 COUNTY OF HILLSBOROUGH  
 SUBSCRIBED AND SWORN BEFORE ME ON 13th Day of September 2022 (DATE)  
 By Kenneth P. Jones  
 NOTARY PUBLIC: [Signature]



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



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>	APP. NUMBER: <u>UC-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____      TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____	
		<b>PROPERTY OWNER</b>	NAME: <u>Blue Diamond Acquisition RE 2022, LLC</u> ADDRESS: <u>851 S Rampart Blvd #105</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: _____      CELL: <u>702-349-7002</u> E-MAIL: <u>jcurran@lasvegasnevada.gov</u>
		<b>APPLICANT</b>	NAME: <u>TBC - The Boring Company</u> ADDRESS: <u>3395 Cambridge Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>tyler@boringcompany.com</u> REF CONTACT ID #: _____
		<b>CORRESPONDENT</b>	NAME: <u>Same as applicant</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____

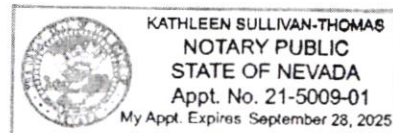
19

ASSESSOR'S PARCEL NUMBER(S): 177-08-803-014  
 PROPERTY ADDRESS and/or CROSS STREETS: NWC Blue Diamond & Las Vegas Blvd  
 PROJECT DESCRIPTION: Construction of Vegas Loop people mover system

(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)\*      Scott Goldstein  
 Property Owner (Print)

STATE OF NV  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON August 22, 2022 (DATE)  
 By Scott Goldstein  
 NOTARY PUBLIC: \_\_\_\_\_



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



UC-23-0126

February 27, 2023

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

RE: Justification Letter  
 Use Permit Application

This Use Permit (UC) application is submitted by The Boring Company (TBC) as a part of its proposal to add eighteen (18) stations (see Table 1) and approximately 25 miles of tunnels (see Table 2) to the Vegas Loop monorail outlined in the existing use permit 20-0546 which includes the building of stations and/or tunnels to connect to the Vegas Loop. Station designs will be submitted for an administrative design review at a later date.

Table 1 – Proposed Stations

Station Name	Parcels	Land Use	Zoning
Las Vegas Blvd / Elvis Presley Blvd	162-09-703-024	EM	H-1
3025 S Sammy Davis	162-09-302-006	CM	M-1
Westin	162-16-410-056	EM	H-1
Las Vegas Blvd / Harmon Ave	162-21-301-001, -003, -020	EM	H-1
Spring Mtn / Twain	162-17-201-003, -004, -006 to -015, -017	EM	M-1
	162-17-201-011	EM	H-1
Spring Mtn / Procyon	162-17-202-001, -003	EM	M-1
UNLV Gaming	162-22-501-001	PU	P-F
UNLV Athletics 1	162-22-105-001	PU	P-F
UNLV Athletics 2	162-22-203-001	PU	P-F
UNLV Housing 1	162-22-303-001	PU	P-F
UNLV Housing 2	162-22-303-004	PU	P-F
Thomas & Mack 2	162-22-308-009, 162-22-403-001	PU	P-F
	162-22-308-001	CM	C-1
4769 Deckow Lane	162-21-801-005	EM	R-T/R-4
Virgin Hotel	162-21-615-003, -005	EM	H-1
Harmon Square	162-22-312-002, -003	EM	C-2
5051 S Las Vegas Blvd	162-33-101-019	EM	H-1
Town Square	177-05-510-002	EM	H-1
Blue Diamond	177-08-803-014	EM	H-1

Table 2 – Stations not Included in UC-20-0546 and UC-20-0547

Station Name	Application	Parcels	Land Use	Zoning
4613 S Las Vegas Blvd	DR-22-0412	162-28-402-002, -003	EM	H-1

Table 3 – Proposed Extensions

Extensions	
FROM	TO
W Sahara Ave / Union Pacific Railroad	E Sahara Ave / Commercial Center Dr
E Sahara Ave / Paradise Rd	Elvis Presley Blvd / Paradise Rd
Convention Center Dr / Paradise Rd	Paradise Rd / Tropicana Ave
36 S University Center Dr	University Center Dr (Eastern portion of ROW only)* / De Met Dr.
Paradise Rd / E Bell Dr	Palo Verde Rd / E Bell Dr
Palo Verde Rd / Tropicana Ave	Palo Verde Rd / E Bell Dr
Circus Circus Dr / S Las Vegas Blvd	Circus Circus Dr / S Sammy Davis Jr Dr
Circus Circus Dr / S Sammy Davis Jr Dr	Dean Martin Dr / Tropicana Ave
Dean Martin Dr / Frank Sinatra Dr / Sammy Davis Jr. Dr	3333 Al Davis Way (refer to map)
W Desert Inn Rd / S Las Vegas Blvd	Desert Inn Rd / S Valley View Blvd
E Twain Ave / S University Center Dr	S Valley View Blvd / Spring Mountain Rd
S Valley View Blvd / W Desert Inn Rd	S Valley View Blvd / Tropicana Ave
Procyon St / W Desert Inn Rd	Procyon St / W Twain Ave
S Valley View Blvd / W Twain Ave	Dean Martin Dr / W Twain Ave
Flamingo Rd / S Las Vegas Blvd	Flamingo Rd / S University Center Dr
E Harmon Ave / Frank Sinatra Dr	E Harmon Ave / S University Center Dr
S Las Vegas Blvd / Tropicana Ave	Frank Sinatra Dr / Tropicana Ave
Sands Ave / Koval Ln	Tropicana Ave / Koval Ln
S Las Vegas Blvd / Mandalay Bay Rd	Giles St / Mandalay Bay Rd
S Las Vegas Blvd / Four Seasons Dr (Southern portion of ROW only)*	Haven St / Four Seasons Dr (Southern portion of ROW only)*
E Dewey Dr / S Las Vegas Blvd	96 E Dewey Dr.
W Russell Rd / Polaris Ave	W Hacienda Ave / Polaris Ave
W Hacienda Ave / Polaris Ave	W Hacienda Ave / Dean Martin Dr
S Las Vegas Blvd / Sunset Rd	Sunset Rd / Paradise Rd
S Las Vegas Blvd / Russell Rd	S Las Vegas Blvd / Blue Diamond Rd

\*Public Right-of-Way (ROW)

Per Table 1, the proposed station parcels are designated by land use for Entertainment Mixed-Use (EM), Public Use (PU), or Corridor Mixed-Use (CM); and the parcels are classified by zoning for Limited Resort and Apartment (H-1), Light Manufacturing (M-1), Public Facility (P-F), Local Business (C-1), General Commercial (C-2), Manufactured Home Residential (R-T), or Multiple-Family Residential – High Density (R-4). As a transportation facility, the proposed Vegas Loop expansion is consistent with the existing land use and zoning of the properties listed.

We appreciate your review of this Use Permit application. Please feel free to contact us to discuss any relevant comments.

Sincerely,



Tyler Fairbanks  
The Boring Company  
(301) 928-9221  
tyler@boringcompany.com





**Imaginarium**

UC-23-0131

# Justification Letter

**Westgate Las Vegas Resort & Casino**

**3000 Paradise Rd.**

**Las Vegas, NV, 89109**

**Imaginarium**

**Contacts:**

**Gina Freschi @ 510-205-8774**  
[vendor@imaginarium360.com](mailto:vendor@imaginarium360.com)

**Lulu Huang @ 510-377-2758**  
[lulu@imaginarium360.com](mailto:lulu@imaginarium360.com)

**Diane Dobbs @ 432-818-8117**  
[accounting@imaginarium360.com](mailto:accounting@imaginarium360.com)



March 6, 2023

**Department of Comprehensive Planning**

500 S. Grand Central Pkwy.  
Las Vegas, NV 89155

To Whom It May Concern:

International Culture Exchange Group is applying for a Special Use Permit to produce a temporary event, "light" festival, titled "Imaginarium" in the North Lot parking at the Westgate Resort & Casino located at 3000 Paradise Rd., Las Vegas. It will provide economic benefit, jobs, and entertainment to the community.

We have an expected nightly attendance of between 1,000 to 2,000 visitors to walk throughout the exhibits. Ticket sales will be capped every 30 minutes to promote adequate parking and unrestricted flow of foot traffic. There will be no discernable impact to public streets or sidewalks.

The event will require 25-30 part-time event workers hired locally to provide event support services such as box office staff, ticket scanners, and other guest services.

There are no carnival rides, games, or inflatables at Imaginarium. There may be a few 10 x 10 certified fire-compliant canopy tents for first aid, merchandise sales, information booths, lost & found and similar use. Food and beverages will be sold from self-contained food trucks and trailer provided by an experienced and fully licensed and insured food vendor.

We have a laser light projector that will project objects and swirls similar to a computer screen saver pattern onto a fixed screen located near the food trucks directed away from the adjacent residential area. No lights will extend beyond the event area except the ambient glow from LED lights that are all low voltage (24-volt) lights.

A public address system is available for emergency announcements only. All other audio is low volume "mood music" throughout the event.

We have applied for a Temporary Commercial Use Permit for the week immediately preceding this request, from April 28 – May 7, 2023. For this Special Use Permit, our planned hours of operation are from 7:00 pm - 12:00 am daily, between May 7, 2023 through July 31, 2023 and returning in the fall/winter for a holiday-themed event between October 1, 2023, and January 30, 2024. We operate 7 days/week during our fall/winter event, weather permitting, and hours are 5pm - 11pm.

The International Culture Exchange Group has produced similar events in multiple venues over the past 12 years including at the Rio in Las Vegas in 2018. A leader in producing art and entertainment experiences that started with the first ever in the U.S. displays of giant illuminated Chinese lanterns

# Imaginarium

at Global Winter Wonderland. Over 7 years, from California to Georgia, GWW has attracted millions of visitors. GWW has evolved into Imaginarium, with unique custom creations made of LED lights. Flora and fauna, mythical and mystical, always larger than life, this spectacular family-friendly event brings awe and delight to visitors. Our annual event at Cal Expo State Fairgrounds in Sacramento, CA draws thousands of visitors each year from throughout California and beyond and has become a holiday family tradition for many.

International Culture Exchange Group is incorporated in California with all required licenses and insurance, and in Nevada (acquired or pending).

Detailed information is on the accompanying pages.

Thank you for your consideration,

Lulu Huang, CEO  
International Culture Exchange Group Inc.  
[lulu@imaginarium360.com](mailto:lulu@imaginarium360.com)  
510-377-2758

# Imaginarium

What is Imaginarium, Run dates, Food & Beverage Service, Restroom & Sanitation	1
Staffing, Guest Safety, Ticket Sales	2
Noise, Lights & Music, Parking & Traffic, Offices, Additional Information	3
Display Specifications, Water, Power and Electricity	4

# Imaginarium

## What is Imaginarium?

Imaginarium is an outdoor walk-through event where visitors can take photos with the displays and enjoy other interactive features. Original designs are constructed with heavy-gauge steel wire “skeletons” and millions of tiny LED lights (low 24-volt) attached to create colorful fantasy creations including giant dragons, fanciful flowers, towering mushrooms, and fiber optic trees with thousands of swaying tendrils. Among the displays is our signature rose garden with thousands of knee-high long-stemmed roses: red, yellow, blue, green, white, pink, and purple.

The event is segmented into “zones,” each with a fantasy theme and music, including forests of colorful artificial trees, the Meadow of Aralias, Mysterium, Tranquil Gardens, Whispering Grove, Fantasy Forest, Crystal Wonder, a Music Garden where lights change color in rhythm with music, and a lighted maze.

## Run Dates

Setting up the Imaginarium involves thousands of man-hours over many weeks to bring the displays to life. For that reason, we prefer to stay in each venue for at least 8 to 10 weeks (about 2 and a half months).

We would like the show to run daily from May 7, 2023 through July 31, 2023, opening from 7:00 pm to 12:00 am. We would like to return in the fall for a holiday-themed event from October 1, 2023, through January 30, 2024, including set up and tear down, which will feature different creations, Santa photos, and vendor booths from local artisans. We operate 7 days/week during our fall/winter event, weather permitting, and hours are 5pm - 11pm.

## Food and Beverage Service

We have a Nevada licensed and insured food service manager who will handle all required permits and inspections to provide food and beverage service. The Insurance policy will include at least \$1 million dollars in insurance and workers’ comp coverage as required by law.

Trash receptacles will be provided and maintained by the food vendor and local sanitation service.

## Restrooms and Sanitation

Portable chemical toilets will be available in several locations within the event area. An outside provider will service the toilets and adjacent hand-washing stations regularly. Our staff will supplement the service by restocking toilet paper and paper towels, emptying trash cans and basic janitorial cleaning as needed.

# Imaginarium

## Staffing

Staffing for the event will provide jobs to the local community by hiring at least 20-30 part-time team members to work under our experienced, long-time event manager's supervision. The team will consist of shift supervisors, box office cashiers, ticket scanners, pre-admittance security screeners, door greeter, guest services agent, grounds sweeper, and security patrol (observe and report only).

All staff members will be issued an identifiable logo shirt, jacket, and badge that must worn while on the premises. High visibility security vests will be worn by security staff.

## Guest Safety

We will contract a designated security guard to be posted at the box office, and additional security staff including foot patrol will be on site every night. A security surveillance camera will be installed in the box office.

All guests must submit bags and backpacks for inspection before entering the park. No outside food or beverages except items medically necessary or for infants will be allowed into the event.

An EMT will be on-site during all hours of the event. Fire lanes in and around the event allow access to emergency vehicles. Staff will be instructed in emergency procedures in a medical emergency or if the need to evacuate the premises occurs.

If the forecast indicates rain, snow, or heavy winds, we will close on that day. Guests will be emailed notice of closure with information about exchanging tickets for another day.

Our security team will patrol the event wearing high visibility vests labeled "SECURITY", with instructions to observe and report via handheld radio or mobile phone, any suspicious activity, or environmental hazards to the event manager.

All attractions, lighting and displays are stepped down to low 24-volt power for the safety of our guests. The tallest display is 30 feet high.

## Ticket Sales

Tickets can be purchased in advance through our website, [imaginarium360.com](http://imaginarium360.com), and they are available at the box office. Seniors and children between 4-12 pay a reduced ticket price.

Attendees must select a time slot for entry when they purchase tickets in advance. Ticket sales at the box office will be limited to a predetermined maximum in each timed session. This will promote a steady flow of visitors and no impact to the surrounding streets and sidewalks.

# Imaginarium

## Noise

There will be no live bands, performers, DJ's or announcers at the event. Low volume ambient music plays during the event hours only. Our staff walks the premises upon closing to ensure all visitors are gone rather than make an announcement through the PA system.

## Lights and Music

There may be a laser light show projected onto a fixed screen well above the height of the guests. There will not be any strobe lights, or lights directed skyward or outside the confines of the 8' high chain-link fence that encircles the event.

Mood music changes in each zone at a level that will not spill into the adjacent zones.

## Parking and Traffic

We will use existing parking infrastructure at the Westgate Resort for visitors to Imaginarium.

Total parking spaces:	4,392
Employee spaces:	1,073
Imaginarium:	541
Open parking spaces	2,778

There will be allocated on-site parking for the event. Our anticipated parking need is 500 or fewer spaces in any given hour that we are open. The number of available parking spaces will eliminate any traffic impact.

## Offices

Administrative offices and employee breakroom will be available for employees. The offices will be used for team meetings, and character costume changing and storage. A motion-activated security surveillance camera will be affixed to rooftop of one unit.

## Additional information

Pets- Only service animals will be admitted to the event.

Wheelchair Rentals- A limited number of wheelchairs will be available for rent first-come.

Smoking- Smoking is not permitted at Imaginarium. Guests will be asked to extinguish cigarettes or exit the event.

# Imaginarium

## Display Specifications

- There will be 11 zones within the event space, each with a different theme.
- 24-volt LED lights used for all displays.
- All displays are anchored to withstand wind speeds up to 80 mph.

Zone 1: Rose Garden Zone: 30,000 red, white, purple, pink 2' LED roses - 24-volt, 20,600 sq. ft.

Zone 2, 3, 4: Tree Zone: A variety of unique, colorful purple and pink LED trees, Tallest height 30 ft., 24-volt (Zone 2-11,434 sq. ft., - Zone 3-10,702 sq. ft., Zone 4-10,805 sq. ft.)

Zone 5: Tunnel Zone: LED tunnel displays - 24-volt, 3,477 sq. ft.

Zone 6: Maze Zone: Walking maze surrounded by multicolor LED lights - 24-volt, 9,880 sq. ft.

Zone 7: Green Zone: Green colored, LED display - 24-volt, 19,537.9 sq. ft.

Zone 8: Mysterious Lake: Wishing Lake surrounded by blue LED lights - 24-volt, 17,830 sq. ft.

Zone 9: Fantasy Creatures: Stationary, animated, multicolor mythical - 24-volt, 26,084 sq. ft.

Zone 10: Crystal Zone: White LED light displays - 24-volt, 8,078 sq. ft.

Zone 11: Light Poles: Multicolor changing, audio timed, dancing light, tube poles - 24-volt, 12,324 sq. ft.

## Power and Electricity Plan

A licensed electrician will pull power from the existing power panel at the Westgate Resort to subpanels. No additional power drop is required.

## Water

We will use existing water resources in the North lot event space area. No additional water resources will be added to the facility.