



If you do not wish to attend the meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to [Beatriz.martinez@clarkcountynv.gov](mailto:Beatriz.martinez@clarkcountynv.gov), before 5:00 pm, on May 11,2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting’s minutes.

III. Approval of Minutes for April 27,2021 (For possible action)

IV. Approval of Agenda for May 11, 2021 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

1. Discuss the current phase of the Transform Clark County Master Plan & Development Code rewrite process, focusing on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TABs) and Citizen Advisory Councils (CACs), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning Areas and local communities. This is your opportunity to provide feedback to the County on the process and to ensure the updated Master Plan reflects what’s important to your community. ( For Discussion only )

VI. Planning & Zoning

**1. ET-21-400052 (UC-18-0328)-SHERWOOD 2592 INVESTMENTS, LLC:**

**USE PERMIT FIRST EXTENSION OF TIME** to reduce the front setback for a proposed motel.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking; **2)** alternative landscaping and buffering; **3)** alternative parking lot design and layout; **4)** waive applicable design standards; **5)** allow modified driveway design standards; and **6)** permit existing nonstandard improvements to remain within a right-of-way.

**DESIGN REVIEW** to convert an existing apartment building into a proposed motel on 0.5 acres in an H-1 (Limited Resort and Apartment) Zone in the SOSA Overlay District. Generally located on the east side of Sherwood Street, 500 feet south of Sahara Avenue within Winchester. TS/nr/jo (For possible action) 05/19/21 BCC

**2. UC-21-0157-PEBWORD, LAURIE:**

**USE PERMIT** to allow vehicle repair.

**WAIVER OF DEVELOPMENT STANDARDS** for reduced setback from vehicle repair to a residential use in conjunction with a vehicle sales facility on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Boulder Highway, 1,200 feet north of Desert Inn Road within Winchester. TS/bb/jo (For possible action) 06/01/21 PC

**3. WS-21-0172-GRD MARYLAND LV, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase fence height.

**DESIGN REVIEW** for a perimeter fence in conjunction with an existing commercial building on 2.1 acres in a C-1 (Local Business) Zone in the Midtown Maryland Parkway Overlay District. Generally located on the east side of Maryland Parkway and the north side of Vegas Valley Drive within Winchester. TS/al/jo  
(For possible action) 06/11/21 PC

**4. DR-21-0164-RESORTS WORLD LAS VEGAS, LLC:**

**DESIGN REVIEWS** for the following: **1)** modify an existing comprehensive sign plan (Resorts World Hotel Casino); **2)** increase the overall wall sign area; and **3)** increase the overall animated sign area in conjunction with an approved resort hotel (Resorts World) on 87.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/al/jd (For possible action) 06/02/21 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's/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 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 Chair or the Board/Council by majority vote.

If you would like to provide written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments via email to [Beatriz.martinez@clarkcountynv.gov](mailto:Beatriz.martinez@clarkcountynv.gov), before 5:00 pm, May 11, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

IX. Next Meeting Date: May 25, 2021

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

Fast ans Fresh Dry Cleaners: 2548 Desert Inn Rd., Las Vegas, NV 89121

United States Postal Service: 2478 E. Desert Inn Rd., Las Vegas, NV 89121

Starbucks: 2412 E. Desert Inn Rd., Las Vegas, NV 89121

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS  
MARILYN KIRKPATRICK, CHAIR – JAMES B. GIBSON, Vice-Chair  
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
YOLANDA KING, County Manager



## Winchester Town Advisory Board

April 27, 2021

### MINUTES

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Board Members:	Robert O. Mikes, Jr. – Chair – <b>Present</b> Kenneth Dayton – Vice Chair- <b>Present</b> John Delibos – <b>Present</b> Judith Siegel – <b>Present</b> Patrick Becker - <b>Present</b>
Secretary:	Victoria Bonner, 702-335-9205 victoriabelleb@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  
Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary, Sami Real; Planning. The meeting was called to order at 6:00p.m.
- II. Public Comment  
**None**
- III. Approval of April 13, 2021 Minutes  
**Moved by: Delibos**  
**Approve as submitted**  
**Vote: 5-0 Unanimous**
- IV. Approval of Agenda for April 27, 2021  
**Moved by: Delibos**  
**Approve as submitted**  
**Vote: 5-0 Unanimous**
- V. Informational Items
  1. Announcements of upcoming neighborhood meetings and County or community meetings and events( for discussion)

Discuss the current phase of the Transform Clark County Master Plan & Development Code rewrite process, focusing on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TABs) and Citizen Advisory Councils (CACs), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning Areas and local communities. This is your opportunity to provide feedback to the County on the process and to ensure the updated Master Plan reflects what's important to your community.

VI. Planning & Zoning:

1. **VS-21-0085-RESORTS WORLD LAS VEGAS, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Resorts World Drive located between Las Vegas Boulevard South and Sammy Davis Jr. Drive within Winchester (description on file). TS/bb/jd (For possible action)

**Moved By- Siegel**  
**Hold Indefinitely**  
**Vote: 5-0 Unanimous**

2. **UC-21-0143-RESORTS WORLD LAS VEGAS, LLC:**

**USE PERMITS** for the following: **1)** allow primary access to accessory uses (day club and food trucks) from the exterior of the resort; and **2)** all deviations as shown per plans on file.

**DEVIATIONS** for the following **1)** landscaping and screening; and **2)** all deviations as shown per plans on file.

**DESIGN REVIEWS** for the following: **1)** modifications to an approved High Impact Project; **2)** modifications to a resort hotel (Resorts World) and all associated and accessory uses including retail sales, restaurants, night club, day club, entertainment areas, recreational areas, public and back-of-house areas, and other accessory uses currently under development; and **3)** all other proposed accessory and incidental buildings and structures on 86.9 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/al/jd (For possible action)

**Moved By- Siegel**  
**Approve with staff conditions**  
**Vote: 5-0 Unanimous**

3. **UC-21-0135-HIGHLAND PARTNERS, LLC:**

**USE PERMITS** for the following: **1)** outside dining and drinking; and **2)** on-premises consumption of alcohol (service bar).

**WAIVER OF DEVELOPMENT STANDARDS:** for reduced parking in conjunction with an existing restaurant on a 0.5 acre portion of 1.3 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the northwest corner of Capella Avenue and Highland Drive within Winchester. TS/nr/jo (For possible action)

**Moved By- Siegel**  
**Approve with staff conditions**  
**Vote: 5-0 Unanimous**

4. **DR-21-0152-BOULDER HIGHWAY, LLC:**

**DESIGN REVIEWS** for the following: **1)** a new vehicle sales and repair building; and **2)** finished grade in conjunction with an existing vehicles sales establishment on 7.0 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Boulder Highway and the south side of Glen Avenue within Winchester. TS/jor/jd (For possible action)

**Moved By- Dayton**  
**Approve with staff conditions**  
**Vote: 5-0 Unanimous**

5. **UC-21-0134-PROGRESSIVE CASUALTY INS., CO.:**

**USE PERMITS** for the following: **1)** vehicle repair; and **2)** vehicle paint and body shop.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** a vehicle paint and body shop not in conjunction with vehicle sales; **2)** service bay doors facing the street; and **3)** reduced separation to a residential use on 2.6 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Boulder Highway, 750 feet north of Desert Inn Road within Winchester. TS/nr/jo (For possible action)

**Moved By- Delibos**  
**Approve with staff conditions**  
**Vote: 5-0 Unanimous**

6. **ET-21-400052 (UC-18-0328)-SHERWOOD 2592 INVESTMENTS, LLC:**

**USE PERMIT FIRST EXTENSION OF TIME** to reduce the front setback for a proposed motel.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking; **2)** alternative landscaping and buffering; **3)** alternative parking lot design and layout; **4)** waive applicable design standards; **5)** allow modified driveway design standards; and **6)** permit existing nonstandard improvements to remain within a right-of-way.

**DESIGN REVIEW** to convert an existing apartment building into a proposed motel on 0.5 acres in an H-1 (Limited Resort and Apartment) Zone in the SOSA Overlay District. Generally located on the east side of Sherwood Street, 500 feet south of Sahara Avenue within Winchester. TS/nr/jo (For possible action)

**Moved By- Dayton**  
**Hold to May 11,2021 meeting applicant no present**  
**Vote: 5-0 Unanimous**

VII. General Business

VII. Public Comment

VIII. Next Meeting Date

**The next regular meeting will be May 11, 2021**

IX. Adjournment

**The meeting was adjourned at 7:05 p.m.**

**ATTACHMENT A  
WINCHESTER TOWN ADVISORY BOARD  
ZONING AGENDA  
TUESDAY, 6:00 P.M., MAY 11, 2021**

**05/19/21 BCC**

1. **ET-21-400052 (UC-18-0328)-SHERWOOD 2592 INVESTMENTS, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** to reduce the front setback for a proposed motel.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; 2) alternative landscaping and buffering; 3) alternative parking lot design and layout; 4) waive applicable design standards; 5) allow modified driveway design standards; and 6) permit existing nonstandard improvements to remain within a right-of-way.  
**DESIGN REVIEW** to convert an existing apartment building into a proposed motel on 0.5 acres in an H-1 (Limited Resort and Apartment) Zone in the SOSA Overlay District. Generally located on the east side of Sherwood Street, 500 feet south of Sahara Avenue within Winchester. TS/nr/jo (For possible action)

**06/01/21 PC**

2. **UC-21-0157-PEB WORTH, LAURIE:**  
**USE PERMIT** to allow vehicle repair.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setback from vehicle repair to a residential use in conjunction with a vehicle sales facility on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Boulder Highway, 1,200 feet north of Desert Inn Road within Winchester. TS/bb/jo (For possible action)
3. **WS-21-0172-GRD MARYLAND LV, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase fence height.  
**DESIGN REVIEW** for a perimeter fence in conjunction with an existing commercial building on 2.1 acres in a C-1 (Local Business) Zone in the Midtown Maryland Parkway Overlay District. Generally located on the east side of Maryland Parkway and the north side of Vegas Valley Drive within Winchester. TS/al/jo (For possible action)

**06/02/21 BCC**

4. **DR-21-0164-RESORTS WORLD LAS VEGAS, LLC:**  
**DESIGN REVIEWS** for the following: 1) modify an existing comprehensive sign plan (Resorts World Hotel Casino); 2) increase the overall wall sign area; and 3) increase the overall animated sign area in conjunction with an approved resort hotel (Resorts World) on 87.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/al/jd (For possible action)

MOTEL  
(TITLE 30)

SHERWOOD ST/SAHARA AVE

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**ET-21-400052 (UC-18-0328)-SHERWOOD 2592 INVESTMENTS, LLC:**

**USE PERMIT FIRST EXTENSION OF TIME** to reduce the front setback for a proposed motel.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; 2) alternative landscaping and buffering; 3) alternative parking lot design and layout; 4) waive applicable design standards; 5) allow modified driveway design standards; and 6) permit existing nonstandard improvements to remain within a right-of-way.

**DESIGN REVIEW** to convert an existing apartment building into a proposed motel on 0.5 acres in an H-1 (Limited Resort and Apartment) Zone in the SOSA Overlay District.

Generally located on the east side of Sherwood Street, 500 feet south of Sahara Avenue within Winchester. TS/nr/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-10-113-017; 162-10-113-018

**USE PERMIT:**

Reduce the front setback to an existing building proposed to be converted to a motel to 10 feet where a minimum of 20 feet is required per Table 30.44-1 and Table 30.40-3 (a 50% reduction).

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce parking to 17 spaces where 22 spaces are required per Table 30.60-1 (a 23% reduction).
2.
  - a. Permit alternative landscaping along Sherwood Street where landscaping per Figure 30.64-13 is required.
  - b. Waive the required buffer adjacent to a residential use where a buffer per Figure 30.64-11 is required per Chapter 30.64.
  - c. Waive parking lot landscaping where landscaping per Figure 30.64-14 is required per Chapter 30.64.
3.
  - a. Waive requirements for pedestrian walkways in conjunction with parking lots where required per Section 30.60.050.
  - b. Permit alternative automobile parking layout where required per Table 30.60-4 and Figure 30.60-1.
4. Waive all applicable design standards where required per Table 30.56-2.



5. Maintain an existing 20 foot wide pan driveway where a minimum commercial curb return or commercial pan driveway is required per Uniform Standard Drawings.
6. Permit existing nonstandard improvements (fence and landscaping) to remain within the right-of-way of Sherwood Street where not permitted per Chapter 30.52.

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2592 and 2600 Sherwood Street
- Site Acreage: 0.5
- Project Type: Motel conversion
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 4,950 (existing apartment building to be converted to a motel)
- Parking Required/Provided: 22/17

Site Plans

The approved plans depict an existing apartment building that is proposed to be converted to a motel and is centrally located on the 0.5 acre site. The site has 1 access point on Sherwood Street from an existing 20 foot wide pan driveway. The access driveway provides access to a 14 foot wide one-way drive aisle that connects to the site parking which is north and east of the building. To the east of the building and parking spaces is a 10 foot wide alley that provides secondary access to the site. The 14 foot wide one-way drive aisle provides access to 60 degree parking spaces. Per Table 30.60-4 and Figure 30.60-1, 16 feet is the required width for a one-way drive aisle. The original request included a waiver for throat depth, but the request was withdrawn.

Landscaping

The approved plans depict landscaping consisting of 4 existing palm trees and 1 shrub along Sherwood Street. Two of the palm trees are located within the Sherwood Street right-of-way. No other landscaping exists or is proposed.

Elevations

The approved plans show a 2 story, 35 foot high existing building consisting of stucco and CMU block siding, windows, and doors that provide access to various units. The roof is flat with no parapet walls and mechanical equipment is not screened. No changes were proposed to the existing building elevations.

Floor Plans

The plans show a 4,950 square foot building that is shown having 22 guestrooms consisting of 2 unit types. Unit 1 consists of a living room, kitchenette, 2 bedrooms, and restroom. Unit 2 consists of a living room and 2 bedrooms.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0328:

**Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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**

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- The driveway shall be reconstructed as a commercial pan driveway per Uniform Standard Drawing 224 and shall have a minimum width of 12 feet;
- Signs and pavement markings shall be installed to ensure that the driveway is used for egress only.

**Building Department - Fire Prevention**

- Applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification and occupant load; and that any changes in occupancy classification may have impacts on both the site plan and construction.

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

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

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the extension of time is to allow for time to complete the renovations approved with the original use permit application.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-18-0328	Conversion of apartment building to a motel with reduced parking, landscaping, and setbacks	Approved by BCC	July 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Commercial Tourist	H-1	Apartments

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial Tourist	H-1	Undeveloped

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

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

Currently, building permits have been applied for and are in review by the Building Department. Staff can support an extension of time for 2 years since progress is being made and this is the first extension of time request.

##### Public Works - Development Review

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

##### Current Planning

- Until July 3, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

##### Public Works - Development Review

- Compliance with previous conditions.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** JAVIER BURROLA

**CONTACT:** ACG FUNDING, 444 E. HINTINGTON DRIVE, SUITE 306, ARCADIA, NV  
91106

**DRAFT**

VEHICLE REPAIR  
(TITLE 30)

BOULDER HWY/DESERT INN RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0157-PEBWORTH, LAURIE:**

**USE PERMIT** to allow vehicle repair.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setback from vehicle repair to a residential use in conjunction with a vehicle sales facility on 1.2 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Boulder Highway, 1,200 feet north of Desert Inn Road within Winchester. TS/bb/jo (For possible action)

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RELATED INFORMATION:

**APN:**  
161-07-801-002

**USE PERMIT:**  
Allow vehicle repair in a C-2 zone.

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce the separation from a vehicle repair business to a residential use to 10 feet where 200 feet is required per Table 30.44-1 (a 95% reduction).

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

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

- Site Address: 4020 Boulder Highway
- Site Acreage: 1.2
- Project Type: Vehicle repair
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 17,375
- Parking Required/Provided: 40/43

### Site Plan

The site plan depicts an existing 17,375 square foot, single story motorcycle sales and maintenance building which will be converted to vehicle sales and repair. The site has 43 parking spaces, and driveway access from Boulder Highway. Existing parking is located along the south and west property lines with interior spaces provided. The west 13 spaces are covered parking spaces. An existing apartment complex is located south and west of the building. The proposed service area will be located behind 2 roll-up doors at the northwest corner of the building in an area of the building previously used for storage.

### Landscaping

An existing 6 foot landscape strip and 6 foot decorative fence are located on the south and west sides of the property. The property has existing parking lot landscaping and landscaping along Boulder Highway.

### Elevations

The building elevations depict a single story, 26 foot high building with a glass storefront facing Boulder Highway, and extended roof covering vehicle display areas on the east and south sides. Two roll-up service bay doors face the parking lot to the south. A third smaller roll-up door is located on the south wall for delivery access.

### Floor Plans

The floor plan depicts an 86 foot by 45 foot vehicle repair service space within the 17,375 square foot building. The remaining floor area includes 3 offices, showroom, and restrooms. The showroom is approximately 8,000 square feet in area.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant is proposing to conduct vehicle sales as a primary use and provide vehicle repair services in support of the auto sales and public vehicle repair. No body or paint work will be conducted at this location. The service bay doors will remain closed during operations. Operations will take place from 8:00 a.m. to 5:00 p.m., Monday through Friday, and 8:00 a.m. to 2:00 p.m. on Saturdays.

### Prior Land Use Requests

Application Number	Request	Action	Date
WS-1431-05	Wall sign and setbacks	Approved by PC	October 2005
ZC-0713-04	Motorcycle sales, landscaping, and setbacks	Approved by BCC	June 2004

### Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial General	C-2	Retail sales
South & West	Commercial General	R-4	Multiple family residential
East	Commercial Tourist	H-1	Boulder Station Casino

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current 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 Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The site previously operated as a motorcycle sales and maintenance facility; however, the area now proposed for the vehicle repair was used as storage for the motorcycle business. As a special use, vehicle repair may be appropriate if located in an area which is compatible with the neighborhood. With the vehicle repair portion of the business located 10 feet from the multiple family development to the west, staff finds there is not an adequate buffer to protect from noise related to the operations and vehicle parking/storage; therefore, the use is not compatible and staff cannot support the request. Staff may support the repair portion of the business if it was located in the central portion of the building, which was originally approved for the motorcycle shop area, with added landscaping and with the condition for the service doors remaining closed during operation, as stated by the applicant.

##### Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. As stated above, the reduced setback does not allow for adequate mitigation of the potential adverse effects from the vehicle repair business. Staff does not find that the existing landscaping will provide a sufficient buffer.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Plant two, 24 inch box large trees along the south property line, generally spaced between the existing light poles on the south side of the building;
- Plant one, 24 inch box large tree on the south property line in front of the 8<sup>th</sup> parking space from the western property line;
- Plant one, 24 inch box large tree along the west property line where the chain-link fence connects to the western wall;
- Roll-up service bay doors to remain closed during service activity;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

**Building Department - Fire Prevention**

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**



**APPLICANT:** CHOICE AUTOMOTIVE LLC  
**CONTACT:** WANDA SLATE, 4435 E. COLTON AVE, SUITE 107 LAS VEGAS NV 89115

DRAFT

06/01/21 PC AGENDA SHEET

FENCE  
(TITLE 30)

MARYLAND PKWY/VEGAS VALLEY DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0172-GRD MARYLAND LV, LLC:

**WAIVER OF DEVELOPMENT STANDARDS** to increase fence height.

**DESIGN REVIEW** for a perimeter fence in conjunction with an existing commercial building on 2.1 acres in a C-1 (Local Business) Zone in the Midtown Maryland Parkway Overlay District.

Generally located on the east side of Maryland Parkway and the north side of Vegas Valley Drive within Winchester. TS/al/jo (For possible action)

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RELATED INFORMATION:

**APN:**

162-11-201-011

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase the height of a proposed fence to 5 feet where a maximum of 3 feet is allowed for fences within required street setbacks in conjunction with commercial developments per Section 30.64.020 (a 66.7% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2882 S. Maryland Parkway
- Site Acreage: 2.1
- Project Type: Perimeter fence
- Number of Stories: 1
- Building Height (feet): 28
- Fence Height (Feet): 5
- Square Feet: 15,000 (existing building)
- Parking Required/Provided: 60/115

Site Plan

The site is developed with a commercial building in the central portion of the site with parking lots located to the east and west of the building. Access is provided to the site by existing

driveways from Maryland Parkway and Vegas Valley Drive. No changes are proposed to the existing site layout with this request. The applicant is proposing to install a perimeter fence along the west and south sides of the property adjacent to the streets. The plans depict a 5 foot high decorative metal fence located within the existing landscape areas along the street. The fence will be set back a minimum of 4 feet from the street at the southwest corner of the site, at the intersection of Maryland Parkway and Vegas Valley Drive, and a maximum of 25 feet at the northwest corner from Maryland Parkway. East of the driveways along Vegas Valley Drive the fence is set back 13 feet from the street and does not require a waiver. However, on the western half of the site, the majority of the fence will be within 8 feet of Maryland Parkway and Vegas Valley Drive, where the maximum height allowed for a fence is 3 feet.

Landscaping

The plans depict a minimum 10 foot wide landscape area along the north and east property lines. Minimum 6 foot wide landscape areas are depicted along the south and west property lines which are adjacent to Maryland Parkway (west) and Vegas Valley Drive (south). These existing landscape areas consist of trees, shrubs, and groundcover. The plans indicate that additional plant material will be added to these existing landscaped areas.

Elevations

No changes are proposed to the existing building with this request. The existing building is 1 story with a maximum height of 28 feet. The exterior of the building consists of stucco and stone veneer painted with neutral, earth tone colors with a decorative metal roof. The proposed fence is 5 feet tall and constructed of wrought iron.

Floor Plans

No changes are proposed to the floor plans of the building with this request. The existing building has an area of 15,000 square feet used for a plasma processing center.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the intent of this application is to improve the existing site conditions and security. The applicant believes that by adding the fence it will encourage pedestrians to not cut across the western parking lot, which will reduce pedestrian/vehicle conflicts within the parking lot and enhance security by discouraging the public from using this site as a short cut.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-20-0430	Vacated easements	Approved by PC	November 2020
ADR-20-900293	Exterior improvements and parking lot addition in conjunction with an existing commercial building	Approved by ZA	July 2020

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0629-12	Package liquor sales - expired	Approved by PC	December 2012
VC-0469-98	A pharmacy with variances to reduce setbacks	Approved by PC	April 1998

**Surrounding Land Use**

	Planned land Use Category	Zoning District	Existing Land Use
North	Office Professional & Residential Urban Center (from 18 to 32 du/ac)	R-4 & C-2	Multiple family residential & office building
South	Commercial Neighborhood & General Commercial	C-1 & C-2	Commercial development
East	Residential Urban Center (from 18 to 32 du/ac)	R-4	Multiple family residential
West	Commercial General	C-P	Office building

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**Waiver of Development Standards and Design Review

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

The proposed fence is a decorative metal that is open and will not be located within the required sight zones, so visibility at the intersection or the driveways will not be impeded. The proposed fence will enhance the appearance of the property, which will improve the appearance of the neighborhood and will also help the applicant to achieve their goal of improved safety and security for the site. Staff finds the proposed fence will not have an adverse effect on the abutting property owners and can support his request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: JMC ENGINEERING PLLC**

**CONTACT: JMC ENGINEERING PLLC, 7315 N. 16TH ST STE 101, PHOENIX, AZ 85020**

SIGNAGE  
(TITLE 30)

LAS VEGAS BLVD S/GENTING BLVD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-21-0164-RESORTS WORLD LAS VEGAS, LLC:**

**DESIGN REVIEWS** for the following: **1)** modify an existing comprehensive sign plan (Resorts World Hotel Casino); **2)** increase the overall wall sign area; and **3)** increase the overall animated sign area in conjunction with an approved resort hotel (Resorts World) on 87.8 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/al/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-09-312-002 through 162-09-312-006; 162-09-413-001 through 162-09-413-003

**DESIGN REVIEWS:**

1. Modify an existing comprehensive sign plan (Resorts World Hotel Casino).
2. Increase the overall wall sign area to 105,997 square feet where 105,922 square feet was previously approved and a maximum of 12,710 square feet is permitted per Table 30.72-1.
3. Increase the overall animated signage to 130,712 square feet where 130,690 square feet was previously approved and a maximum of 450 square feet is permitted per Table 30.72-1.

**LAND USE PLAN:**

WINCHESTER/ PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3000 Las Vegas Boulevard South
- Site Acreage: 87.8
- Project Type: Comprehensive sign plan for an approved resort hotel (Resorts World)

**Site Plan**

The site has an area of 87.8 acres and has frontage on Las Vegas Boulevard South, Genting Boulevard, and Sammy Davis Jr. Drive. Access to the site is provided from all of the adjacent

streets. This request is to amend the comprehensive sign plan for the Resorts World Resort Hotel. A manned information booth is located on the northeastern portion of the site that is located approximately 40 feet from the northern property line and 30 feet from the eastern property line that is adjacent to Las Vegas Boulevard South. This request is for signage in conjunction with this manned information booth.

**Signage**

DR-20-0526 was the previously approved application to amend the comprehensive sign plan. This request is to add 4 wall signs to the manned information booth located on the northeastern portion of the site. The 4 wall signs will have a total area of 71 square feet, which will also include a 22 square foot animated sign. The plans show that 3 of the signs, including the animated sign, will be located on the east side of the building, facing toward Las Vegas Boulevard South. The fourth sign will be located on the south side of the building. The 3 non-animated signs will be non-illuminated.

The following table is a summary for signage:

Type of sign	Approved (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	Allowed per Title 30 (sq. ft)	# of existing signs	# of proposed signs	Total # of signs
*Freestanding	10,887	0	10,887	1,560	21	0	21
*Monument	258	0	258	0	13	0	13
*Wall	105,922	71	105,993	12,710	29	3	32
**Projection	374,446	0	374,446	3,000	20	0	20
Overall Totals	491,513	71	491,584	18,180	83	3	86

\*The freestanding, monument, and wall signs also contain animation.

\*\*All proposed projection signs are animated.

Type of sign	Approved (sq. ft)	Proposed Animated (sq. ft)	Total (sq. ft)	Allowed per Title 30 (sq. ft)	# of existing signs	# of proposed signs	Total # of signs
Animated	130,690	22	130,712	450	48	1	49

**Applicant's Justification**

The applicant indicates that the proposed signage is consistent with what is currently within the Resort Corridor and the overall increase in design and sign area is appropriate for development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-21-0143	Modifications to a resort hotel	Approved by BCC	May 2021
DR-20-0526	Amended sign plan	Approved by BCC	January 2021
ADR-20-900333	Resorts World security dog facility addition	Approved by ZA	August 2020

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-20-0261	Resorts World people mover system from the Las Vegas Convention Center to Resorts World Resort Hotel	Approved by BCC	August 2020
SC-20-0191	Street name change to Genting Boulevard	Approved by PC	June 2020
SC-20-0192	Street name change to Resorts World Avenue	Approved by PC	June 2020
SC-20-0193	Street name change to Goh Tong Way	Approved by PC	June 2020
UC-20-0174	Fabric membrane structure (convention exposition hall) and temporary wall sign (static) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	May 2020
DR-20-0015	Comprehensive sign plan (Resorts World), increased overall wall sign area, increased overall freestanding sign area, increased the height of a freestanding sign, and increased the overall animated sign area	Approved by BCC	March 2020
ADR-19-900875	Modified a previously approved resort hotel (Resorts World)	Approved by ZA	January 2020
AR-18-400272 (WS-0029-17)	Third application for review to temporarily waive full off-site improvements (including curb gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	February 2019
UC-18-0541	Modified an approved High Impact Project; recreational facility (indoor water park); and deviations as shown per plans on file; deviations for reduced setbacks; reduced the height setback ratio adjacent to an arterial street (Las Vegas Boulevard South); allowed primary access to a shopping center (with commercial, retail, & restaurant uses) from the exterior of the resort; and all other deviations as shown per plans on file; reduced setbacks, and waived non-standard improvements within the future right-of-way (Las Vegas Boulevard South); and design reviews for modifications to an approved High Impact Project, a resort hotel (Resorts World) and all associated and accessory uses and all other accessory and incidental buildings and structures	Approved by BCC	September 2018



**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
TM-18-500091	1 lot commercial subdivision	Approved by PC	July 2018
AR-18-400076 (WS-0029-17)	Second application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	June 2018
WS-0029-17 (AR-0130-17)	First application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	October 2017
VS-0708-17	Vacated and abandoned a portion of right-of-way being Resorts World Drive	Approved by BCC	October 2017
UC-0650-17	Modifications to an approved resort hotel (Resorts World)	Approved by BCC	October 2017
WS-0029-17	Temporarily waived full off-site improvements (including curb, gutter, sidewalk, lighting and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	March 2017
UC-0754-15	Modified an approved resort hotel (Resorts World) for Phase I of development	Approved by BCC	January 2016
VS-0212-13 (ET-0028-15)	First extension of time to vacate a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2015
ZC-0218-14	Expanded the Gaming Enterprise District along the western boundary of the site and modified an approved High Impact Project (Resorts World)	Approved by BCC	July 2014
UC-0588-13	Modified an approved High Impact Project for a resort hotel (Resorts World)	Approved by BCC	December 2013
VS-0212-13	Vacated and abandoned a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2013
RS-0077-13	Record of Survey for Las Vegas Boulevard South adjacent to the site	Reviewed by Staff	May 2013
UC-0380-12	Temporary aesthetic improvements in conjunction with a developing resort hotel (Echelon Resort) - expired	Approved by BCC	September 2012
DR-0556-08 (ET-0034-12)	Second extension of time for a private pedestrian grade separated walkway/sidewalk (tunnel)	Approved by BCC	July 2012

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-0709-07 (ET-0033-12)	Second extension of time to expand the Gaming Enterprise District along the western boundary of the site	Approved by BCC	July 2012
UC-0126-07 (ET-0032-12)	Second extension of time for modifications to a resort hotel	Approved by BCC	July 2012
UC-1286-06 (ET-0031-12)	Second extension of time for a resort hotel	Approved by BCC	July 2012
DR-0556-08 (ET-0112-10)	First extension of time for a private pedestrian grade separated walkway/sidewalk (tunnel)	Approved by BCC	August 2010
ZC-0747-09	Reclassified a portion of the site adjacent to the fire station from P-F to H-1 zoning and from H-1 to P-F zoning due to re-conveyance and donation of property	Approved by BCC	February 2010
VS-0720-09	Vacated and abandoned excess right-of-way	Approved by PC	January 2010
DR-0556-09	Improvements including a sidewalk, landscaping and fencing for Echelon Resort - expired	Approved by BCC	October 2009
UC-0709-07 (ET-0196-09)	First extension of time to expand the Gaming Enterprise District along the western boundary of the site	Approved by BCC	August 2009
UC-1286-06 (ET-0280-08)	First extension of time for a resort hotel	Approved by BCC	November 2008
UC-0126-07 (ET-0279-08)	First extension of time for modifications to a resort hotel	Approved by BCC	November 2008
DR-0556-08	Private pedestrian grade separated walkway/sidewalk (tunnel)	Approved by BCC	July 2008
DA-1166-07	Original development agreement for Echelon Resort	Approved by BCC	November 2007
UC-0709-07	Expanded the Gaming Enterprise District along the western boundary of the site	Approved by BCC	August 2007
UC-0126-07	Expanded and modified a resort hotel design	Approved by BCC	April 2007
UC-1286-06	Resort hotel with accessory uses, reduced parking, reduced setbacks, and encroachment into airspace	Approved by BCC	November 2006

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Circus Circus Resort Hotel & Viva McDonalds
South	Commercial Tourist	H-1	Undeveloped (approved Alon Las Vegas Resort Hotel site)

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Commercial Tourist	H-1 & P-F	Approved LVCVA parking lot, retail uses, restaurants, & undeveloped
West	Commercial Tourist, Public Facilities, & Commercial General	H-1, P-F, C-2, & M-1	Clark County Fire Station, commercial & industrial uses

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Code allows alternative sign standards for resort hotels and for uses that operate in conjunction with resort hotels that can be approved if they result in the development having a visual character which is more compatible with adjacent developments. The proposed signage is consistent in design and scale with signage for other resort hotels and uses within the Resort Corridor. Similar requests have been approved for other locations within the Resort Corridor. Additionally, the proposed signage complies with Urban Land Use Policy 20 which states that signage should be compatible with building styles both on-site and the surrounding developments; therefore, staff can support 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: GARY D. LAKE**

**CONTACT: GREG BORGEL, 300 S. 4TH ST., SUITE 1400, LAS VEGAS, NV 89101**

**DRAFT**



# Planner Copy

ET-2140005a

01/11/2021

## EXTENSION OF TIME APPLICATION LETTER

Hi Nancy Amundsen,

The reason of this letter is because we would like to request an extension of time on the land use for hotel/motel in the properties located at 2592 & 2600 Sherwood St. Las Vegas, NV. 89109. So, we can remodel the complete buildings and keep having function these properties as hotel/motel use. We had previously submitted plans for these locations as R-1 for hotel/motel since that's what clients business license have. Those permits are BD20-25986 and BD20-24857 and were submitted on 06/18/2020. However, according to corrections from reviewer, they have as record that this building is R-2 for apartments and that is when they suggested to contact comprehensive planning department to see if a new land use application is required.

After contacting Al Laird, He mentioned that there was a previous approved land use for R1 with application number UC-18-0328 and that has expired on July 3, 2020. Few weeks after we submitted our plans. This is why we would like to request an extension of time on this application since it has been less than a year that expired and hopeful, it helps that we have previously submitted before it expired. At the time we were hired by client and where their license shown these property as hotel use then we proceed to submit as use R1 to remodel this hotel and provide an ada suite and ada accessibility to the spaces. Also, these rooms were function as hotel rooms since kitchen area had been already removed by previous owner. However, We were not aware that these locations had a land use that was about to expired since clients bought these properties for hotel/motel use unknowing it was just temporary.

In conclusion, Please allow us the extension of time in order to remodel this building and be able to keep functioning as a hotel/motel use. Please advise if anything extra requirements we have to do to re-active land use permit application UC-18-0328 and be able to continue with our building application process and start remodeling this building.

Thank you,

Javier Burrola  
Hacienda Builders, Inc.  
702-308-3876



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>4-7-2021</u> PLANNER ASSIGNED: <u>BBB</u> ACCEPTED BY: <u>BBB</u> FEE: <u>1150</u> CHECK #: _____ COMMISSIONER: <u>TS</u> OVERLAY(S)? _____ PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>44/1521-0157</u> TAB/CAC: <u>Winchester</u> TAB/CAC MTG DATE: <u>5-11</u> TIME: <u>6PM</u> PC MEETING DATE: <u>6-1-2021 7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>CG</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>Peberworth Laurie</u> ADDRESS: <u>4580 N Walnut Rd</u> CITY: <u>North Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89081</u> TELEPHONE: _____      CELL: _____ E-MAIL: <u>lauriepeberworth@icloud.com</u>	
	<b>APPLICANT</b>	NAME: <u>Choice Automotive LLC</u> ADDRESS: <u>4435 E Colton Ave, Suite 107</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: _____      CELL: <u>(818) 645-1311</u> E-MAIL: <u>Wanda @ChoiceLV.com</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>Choice Automotive LLC</u> ADDRESS: <u>4435 E Colton Ave, Suite 107</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: _____      CELL: <u>(818) 645-1311</u> E-MAIL: <u>Wanda @ChoiceLV.com</u> REF CONTACT ID #: <u>209734</u> <span style="float: right;">131251</span>	

ASSESSOR'S PARCEL NUMBER(S): 18107801002

PROPERTY ADDRESS and/or CROSS STREETS: 4020 Boulder Hwy Las Vegas, NV 89121

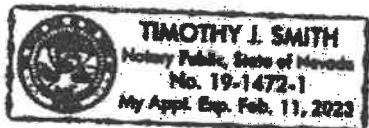
PROJECT DESCRIPTION: Vehicle Repair, Maintenance, Car Body / Paint  
Vehicle Sales

(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]      Laurie Peberworth  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON FEBRUARY 1 2021 (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

APR-21-100203 NOIR

Choice Automotive LLC  
4020 Boulder Hwy  
Las Vegas, NV 89121

Justification letter

Re.: Special Use Permit - Auto Vehicle Repair

Dear members of the board:

I am requesting a Special Use Permit to do Auto Vehicle Repairs at 4020 Boulder Hwy, Las Vegas, NV 89121.

We are leasing this facility to establish a Second-Hand Used Vehicle Sales business. Because of the location we feel it will be beneficial to the business if we can also provide Vehicle Repair Services to the community besides our already existing costumers.

This building is about 17,000 square feet, single story facility; It has about 8,000 square feet showroom with extensive use of large windows. Adjacent to the glass portioned showroom is a cover front patio used to display vehicles viewable from Boulder Hwy traffic. The showroom enjoys an unobstructed sight line to Boulder Station which is directly across the street, which we believe will attract customers.

We believe the highlights of this location are:

Suitable for automotive business

43 parking spaces

Monument signage located within the Opportunity zone

Close proximity to I-95

*(als) NO BODY and Paint work will be performed.*

We can assure you that the business will be conducted in a manner that is harmonious with Existing surrounding businesses and we believe the location is physically suitable for this type of business.

*Service Bay Door will be close during Service Hours.*

We intent to operate from 8:00 am to 5:00 pm from Monday to Friday and 8:00 am to 2:00 pm on Saturdays.

Our intention is to provide the best customer service we can and be able to create jobs for the community.

We hope you can approve our request.

Respectfully,

  
Wanda State

PLANNER  
COPY

UC-21-0157





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC)  <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) 475  <input checked="" type="checkbox"/> DESIGN REVIEW (DR) 675  <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>WS-21-0172</u> DATE FILED: <u>4-14-21</u> PLANNER ASSIGNED: <u>PI</u> TAB/CAC: <u>W. McArthur</u> TAB/CAC DATE: <u>5-11-21</u> PC MEETING DATE: <u>6-1-21</u> BCC MEETING DATE: _____ FEE: <u>\$1150.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>ExchangeRight Essential Income Strategy Properties 2 LLC-Attn: Kathleen Ju</u> ADDRESS: <u>1055 E. Colorado Blvd, Suite 310</u> CITY: <u>Pasadena</u> STATE: <u>CA</u> ZIP: <u>91106</u> TELEPHONE: <u>(855) 317-4448</u> CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>ExchangeRight Essential Income Strategy Properties 2 LLC-Attn: Kathleen Ju</u> ADDRESS: <u>1055 E. Colorado Blvd, Suite 310</u> CITY: <u>Pasadena</u> STATE: <u>CA</u> ZIP: <u>91106</u> TELEPHONE: <u>(855) 317-4448</u> CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>JMC Engineering, PLLC - Attn: Joseph M. Cirone</u> ADDRESS: <u>7315 N. 16th Street, Suite 101</u> CITY: <u>Phoenix</u> STATE: <u>AZ</u> ZIP: <u>85020</u> TELEPHONE: <u>602-374-4146</u> CELL: <u>480-231-5684</u> E-MAIL: <u>jcirone@jmc-eng.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-11-201-011

PROPERTY ADDRESS and/or CROSS STREETS: 2882 S. Maryland Parkway, Las Vegas NV

PROJECT DESCRIPTION: Request to allow fence within landscape setback area and DR for proposed Fence.

(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.

Warren Thomas      Warren Thomas, Authorized Signatory  
 Property Owner (Signature)      Property Owner (Print)

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_      see attached

SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (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.

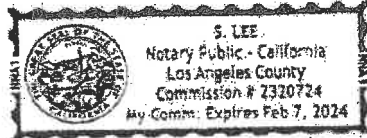
APR 20 100965

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 22  
day of January, 2021, by Warren Thomas

proved to me on the basis of satisfactory evidence to be the  
person(s) who appeared before me.



(Seal)

Signature

A handwritten signature in dark ink, appearing to read 'Warren Thomas', written over a horizontal line.



January 15, 2021

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

**RE: BIOLIFE PLASMA SERVICES CENTER 2882 S. Maryland Pkwy– APN: 16211201011**  
Waiver of Development Standards and Design Review – Justification Letter

BioLife Plasma Services has been approved to construct parking lot improvements in support of a 15,000-sf medical office use. The subject property is comprised of an existing, vacant, Walgreens building located at 2882 S. Maryland Parkway. The Tenant Improvement Package and Civil Improvement Plans have been approved and permitted for this project, reference Clark County BD20-05133, BD20-31519, BD20-31512, BD20-30303 and PW20-17153-B01.

*This application is a Waiver of Development Standards and Design Review request to allow a fence to be installed within the landscape setback and the DR of the fence.*

The property is bounded by multi-family and commercial development to the North, single-family residential to the East, Maryland Parkway to the west and Vegas Valley Drive to the South. The fence is proposed to be in the landscape setback adjacent to Vegas Valley Road and Maryland Parkway

The intent of this application is to improve the existing site conditions and security by adding the fence to encourage pedestrians to not cut across the south and west parking fields. We believe the proposed request meets the goals and purposes of Title 30.

Best Regards,  
JMC Engineering, PLLC

A handwritten signature in black ink, appearing to read 'Joe Cirone', is written over the printed name.

Joseph M. Cirone, P.E.

JMC Engineering  
7315 North 16th Street, Suite 101, Phoenix, AZ 85020  
Tel: 602-374-4148  
jmc-eng.com



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

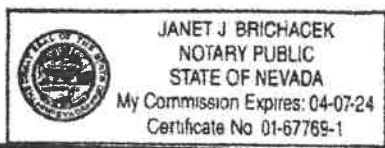
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>4-12-21</u> APP. NUMBER: <u>DR 21-0164</u> PLANNER ASSIGNED: <u>B1</u> TAB/CAC: <u>W. r. chedv</u> ACCEPTED BY: <u>B1</u> TAB/CAC MTG DATE: <u>5-11</u> TIME: <u>6 P</u> FEE: <u>67500</u> PC MEETING DATE: _____ CHECK #: _____      BCC MEETING DATE: <u>6-2-21</u> COMMISSIONER: <u>TS</u> ZONE / AE / RNP: <u>H-1</u> <u>N. GR</u> OVERLAYS? <u>NA</u> PLANNED LAND USE: <u>CT</u> PUBLIC HEARING? <u>Y</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y</u> / <u>N</u> TRAILS? <u>Y</u> / <u>N</u> PFNA? <u>Y</u> / <u>N</u> LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____      COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Resorts World Las Vegas LLC</u> ADDRESS: <u>3000 S. Las Vegas Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>(702) 286 - 4818</u> CELL: _____ E-MAIL: <u>gerald.gardner@rwlsvegas.com</u>
	APPLICANT	NAME: <u>Gerald Gardner</u> ADDRESS: <u>3000 S. Las Vegas Blvd. Attn: Gerald Gardner</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>(702) 286 - 4818</u> CELL: _____ E-MAIL: <u>gerald.gardner@rwlsvegas.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Greg Borgel</u> ADDRESS: <u>300 South 4th Street # 1400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702.791.6219</u> CELL: _____ E-MAIL: <u>GBORGEL@FCLAW.COM</u> REF CONTACT ID #: <u>172242</u>

ASSESSOR'S PARCEL NUMBER(S): See Attached  
 PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd. & Resorts World Dr.  
 PROJECT DESCRIPTION: Resorts World Las Vegas Information Center Signage

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 I am, are otherwise qualified to make 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]      **GERALD GARDNER**  
 Property Owner (Signature)      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON March 4, 2021 (DATE)  
 BY Gerald Gardner  
 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

APR 21-100294

## **Resorts World Las Vegas APN's**

162-09-312-002, 162-09-312-006, 162-09-312-005, 162-09-312-004, 162-09-413-003,  
162-09-312-003 162-09-413-001, 162-09-413-002

# *DEVELOPERS CONSULTANTS, LLC*

March 08, 2021

Clark County Comprehensive Planning Department  
500 South Grand Central Parkway  
Las Vegas, Nevada 89155-1744

Re: Justification Letter for 2021 Entitlements Signage - Booth With Manned Information Center


To whom it my Concern:

Resorts World Las Vegas LLC owners of the above referenced property request additional 4 signs totaling 71 SF of static and 22 SF of animated. The total project signage is tabulated on Sheet A400 of the submittal.

Resorts World Las Vegas LLC kindly requests your approval for the proposed action.

Thank You,

Developer Consultants, LLC



Gary D. Lake PE  
Manager

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*DEVELOPERS CONSULTANTS, LLC*  
1039 KEYS DRIVE BOULDER CITY, NEVADA 89005  
☎: 702.271.2255    ✉ [gdlake1@aol.com](mailto:gdlake1@aol.com)

*PROJECT - DEVELOPMENT - FEASIBILITY - MANAGEMENT*