



# Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, Nv 89142

May 31, 2022

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:     Robert Mikes, Chairperson  
    Patrick Becker, Vice Chairperson  
    John Delibos  
    Judith Siegel  
    Dorothy Gold

Secretary:                         Victoria Bonner, 702-335-9205, and victoria.tabsecretary@gmail.com  
    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  
    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 May 10, 2022. (For possible action)
- IV. Approval of the Agenda for May 31, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
  - 1. **WS-22-0257-MCMENEMY, RON S. & JUDITH A. 2000 LIVING TRUST, ET AL:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow roof signs.  
**DESIGN REVIEW** for existing and proposed roof signs in conjunction with an existing commercial building within a commercial complex on 1.1 acres in a C-2 (General Commercial) Zone in the Midtown Maryland Parkway Overlay District. Generally located on the north side of Karen Avenue, 280 feet east of State Street within Winchester. TS/jor/syp (For possible action)  
**06/21/22 PC**
  - 2. **UC-22-0267-WESTWYNN, LLC:**  
**USE PERMIT** for temporary construction storage.  
**DESIGN REVIEW** for a temporary construction storage yard on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Wilbur Clark DI East Road within Winchester and Paradise. TS/md/syp (For possible action)  
**06/22/22 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: June 14, 2022.
- 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

May 10, 2022

## MINUTES

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Board Members:	Robert O. Mikes, Jr. – Chair – Excused Patrick Becker – Vice Chair - Excused Judith Siegel – Present John Delibos – Present Dorothy Gold - Present
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; Mark Donoghue: Planning. The meeting was called to order at 6:07p.m.
- II. Public Comment  
**None**
- III. Approval of April 26, 2022 Minutes  
**Moved by: Siegel**  
**Approve**  
**Vote: 3-0 Unanimous**
- IV. Approval of Agenda for May 10, 2022  
**Moved by: Gold**  
**Approve**  
**Vote: 3-0 Unanimous**
- V. Informational Items  
B.M. invited the community to Re Rooting Winchester this will be held at the Winchester Cultural Center on May 21<sup>st</sup> at 9 a.m.
- VI. Planning & Zoning:
  1. **UC-22-0190-FESTIVAL GROUND OWNER, LLC:**  
**USE PERMITS** for the following: **1)** recreational facility (concerts/events); **2)** live entertainment; **3)** fairground; and **4)** on-premises consumption of alcohol with accessory uses including food, beverage, and retail sales.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce separation from live entertainment to a residential use; **2)** reduce parking; **3)** reduce setback from the future right-of-way (Las Vegas Boulevard South); **4)** allow alternative street landscaping and screening; **5)** allow landscaping and structures within the future right-of-way (Las Vegas Boulevard South); and **6)** allow non-standard improvements (landscaping and fences) within the right-of-way (Las Vegas Boulevard South).

**DESIGN REVIEW** for a recreational facility (concert/event/fairground/live entertainment facility) and all accessory buildings and structures on a portion of 77.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Sahara Avenue, west side of Las Vegas Boulevard South, north side of Circus Circus Drive, and the east side of Sammy Davis Jr. Drive within Winchester. TS/jt/ja (For possible action)

**Approve with staff conditions**

**Moved By- Delibos**

**Vote: 4-0**

VII. General Business

VII. Public Comment

VIII. Next Meeting Date

**The next regular meeting will be May 31, 2022**

IX. Adjournment

**The meeting was adjourned at 6:35 p.m.**

**ATTACHMENT A  
WINCHESTER TOWN ADVISORY BOARD  
ZONING AGENDA  
TUESDAY, 6:00 P.M., MAY 31, 2022**

**06/21/22 PC**

1. **WS-22-0257-MCMENEMY, RON S. & JUDITH A. 2000 LIVING TRUST, ET AL:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow roof signs.  
**DESIGN REVIEW** for existing and proposed roof signs in conjunction with an existing commercial building within a commercial complex on 1.1 acres in a C-2 (General Commercial) Zone in the Midtown Maryland Parkway Overlay District. Generally located on the north side of Karen Avenue, 280 feet east of State Street within Winchester. TS/jor/syp (For possible action)

**06/22/22 BCC**

2. **UC-22-0267-WESTWYNN, LLC:**  
**USE PERMIT** for temporary construction storage.  
**DESIGN REVIEW** for a temporary construction storage yard on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Wilbur Clark DI East Road within Winchester and Paradise. TS/md/syp (For possible action)

ROOF SIGNS  
(TITLE 30)

KAREN AVE/STATE ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-22-0257-MCMENEMY, RON S. & JUDITH A. 2000 LIVING TRUST, ET AL:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow roof signs.

**DESIGN REVIEW** for existing and proposed roof signs in conjunction with an existing commercial building within a commercial complex on 1.1 acres in a C-2 (General Commercial) Zone in the Midtown Maryland Parkway Overlay District.

Generally located on the north side of Karen Avenue, 280 feet east of State Street within Winchester. TS/jor/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-10-510-029

**LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 900 Karen Avenue
- Site Acreage: 1.1
- Project Type: Roof Signs (1 existing, 1 proposed)
- Number of Stories: 2
- Building Height (feet): 32 feet
- Square Feet: 34,020 (commercial building)/48 (roof sign)/313 (proposed roof sign)

**Site Plan**

The site plan depicts an existing commercial center located south of Sahara Avenue, north of Karen Avenue, east of State Street, and west of Market Street. The majority of the commercial center is developed except for the southeast corner of the site. Existing commercial buildings with a variety of uses such as retail, restaurants, places of worship, offices, and recreational facilities are located along all of the property lines, including the centrally located building. Parking is also centrally located within the site. The applicant's commercial building is located along the southwest corner of the site, 280 feet east of State Street, north of Karen Avenue. Access to the site is located via existing driveways adjacent to Sahara Avenue, Market Street,

and Karen Avenue. Cross-access is also located along the east property line which allows patrons to head east towards Maryland Parkway.

The applicant is proposing a waiver to allow the existing roof sign and proposing a second roof sign on the building.

### Elevations

Records show that the building was constructed in 1975. Currently the overall height of the 2 story building is 32 feet. The majority of the tenant spaces face outward along the north and south facing elevations.

### Signage

Sign 1 (existing roof sign) –

Plans and photographs show that there is an existing centrally located roof sign. The existing sign is an illuminated cabinet box that is welded to an existing square-tube framed structure and flush mounted to the existing roof. This sign has an overall area of 48 square feet, and does not project higher than the existing height of the building (32 feet).

Sign 2 (proposed roof sign) –

The applicant is proposing a set of illuminated cabinet channel letters which will be flush mounted to the roof. On the north facing elevation of the roof, the first set will be installed on the eastern portion of the roof, and the second set will be installed on the western portion of the roof. The existing roof sign will remain in the center. The total area of the proposed roof sign is 313 square feet.

### Applicant's Justification

The applicant, New Orleans Square (NOS) is located within a commercial plaza for Clark County locals and tourists, and is home to an interesting collection of businesses which include art galleries, unique retailers, design shops, recovery programs, faith-based organizations, music education, yoga studios, and much more. NOS is located in The Historic Commercial Center District ("HCCD"), established in 1963, and is rich in a variety of shops, dining, and entertainment, right off "The Strip". Per the justification letter the applicant is applying for a waiver of development standards and a design review to allow a roof sign, where roof signs are not permitted per Chapter 30.72. The existing signage for NOS is an illuminated cabinet box sign that is mounted to a square-tube frame structure. The applicant hired expert technicians to survey the existing roof sign and have determined that the existing sign has been on the roof for decades. In addition, a new roof sign is also proposed and will be integrated with the existing roof sign. A permit will properly be applied for the existing and proposed roof signage with the Building Department. The illuminated channel letters on the rooftop will serve as prominent signage to increase visibility from within the parking lot. Having a prominent and respectful sign to indicate their place of business would be a beneficial draw-in for customers and the tenants of NOS. The channel letters have been manufactured by a licensed Nevada Contractor and are UL certified. Ultimately the signage will produce a desirable result for its tenants while acknowledging and maintaining standards followed by the Master Plan. The signage will have absolutely no impact on adjacent properties as there are no nearby properties where the signage will be visible.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0270-10	Allowed psychic arts	Approved by PC	August 2010
UC-0478-02	Live entertainment within an existing tavern	Approved by PC	May 2002
ZC-1078-00	Reclassified the site from C-C to C-2 zoning as part of the adoption of Title 30	Approved by BCC	September 2000
UC-0293-00	Live entertainment	Approved by PC	April 2000

\*Additional land use applications have been approved for this site and the entire commercial center, not related to this application type.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1	Commercial establishments
South	Compact Neighborhood (up to 18 du/ac)	R-2	Town homes
East	Corridor Mixed-Use	C-2	Commercial & retail establishments
West	Entertainment Mixed-Use	H-1	Multiple family residential

**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 & 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.

As long as appropriate building permits are acquired by the applicant, staff can support both the waiver of development standard and design review request. Staff finds that the existing roof sign and the proposed roof sign do not pose a negative impact to the existing commercial building. The design is architecturally compatible to the existing building and to the overall complex. Furthermore, both signs do not face any residences to the south; therefore, 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:**

**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.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: LIGHT KNIGHTS**

**CONTACT: BRADLEY GLINES, 1511 MUSTANG DR, HENDERSON, NV 89002**

TEMPORARY CONSTRUCTION STORAGE  
(TITLE 30) WILBUR CLARK DI EAST RD/LAS VEGAS BLVD S

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-22-0267-WESTWYNN, LLC:**

**USE PERMIT** for temporary construction storage.

**DESIGN REVIEW** for a temporary construction storage yard on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Las Vegas Boulevard South and the south side of Wilbur Clark DI East Road within Winchester and Paradise. TS/md/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-09-403-004; 162-16-101-009; 162-16-101-011

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary:

- Site Address: N/A
- Site Acreage: 34.6
- Project Type: Temporary construction storage yard

**Site Plans**

The plans depict a temporary construction storage yard consisting of 3 parcels totaling 34.6 acres. The storage yard contains equipment and materials necessary for the construction of the MSG Sphere, located at the southeast corner of Sands Avenue and Koval Lane. Access to the construction storage yard is granted via Fashion Show Drive. There are no access points from the storage yard to Las Vegas Boulevard South. Per the Development Code, landscaping, trash enclosure, and screening requirements are not required. Furthermore, compliance with all on-site paving, including parking and drive aisles, are not required provided all Clark County air quality regulations are met.

**Landscaping**

All street landscaping exists, and no landscaping is required or proposed.

### Applicant's Justification

The applicant is in the process of building and constructing the "MSG Sphere" located at the southeast corner of Sands Avenue and Koval Lane. In order to continue construction of the MSG Sphere, the applicant needs to continue staging and storing construction materials and equipment near the MSG Sphere. The applicant will continue to use the property at the northwest corner of Las Vegas Boulevard South and Fashion Show Drive, which is less than a half of a mile from the MSG Sphere project. The applicant anticipates needing to use the site for the temporary construction staging/storage for approximately 1 more year. The proximity of the site to the MSG Sphere makes the site an ideal location. Additionally and importantly, access to the site is from Fashion Show Drive and not Las Vegas Boulevard South. The access to the site from Fashion Show Drive is less disruptive than accessing from Las Vegas Boulevard South.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-21-400176 (UC-16-0045)	Second extension of time to commence the expansion of the Gaming Enterprise District	<b>Pending BCC action</b>	June 8
ET-21-400175 (UC-15-0492)	Second extension of time to commence a high impact project/resort hotel (Alon)	<b>Pending BCC action</b>	June 8
UC-21-0575	Permit an accessory structure prior to the construction of a principal structure	Approved by BCC	November 2021
WS-21-0465	Landscape improvements and increased finished grade	Approved by BCC	October 2021
WS-21-0035	Increased fence height including a design review for a fence and lighting in conjunction with undeveloped lots	Approved by BCC	March 2021
AR-19-400154 (UC-18-0784)	First application to review a temporary parking lot - expired	Approved by BCC	January 2020
UC-18-0784	Temporary parking lot and waived landscaping along right-of-way, including Fashion Show Drive - expired	Approved by BCC	November 2018
UC-18-0592	Temporary parking lot on an adjacent parcel to the west - expired	Approved by BCC	September 2018
ET-18-400113 (UC-0045-16)	First extension of time to commence the expansion of the Gaming Enterprise District	Approved by BCC	June 2018
ET-18-400092 (UC-0492-15)	First extension of time to commence a high impact project/resort hotel (Alon)	Approved by BCC	June 2018
AG-0744-16	Performance Agreement and Decommissioning Plan	Accepted by BCC	October 2016
UC-0045-16	Expansion of the Gaming Enterprise District	Approved by BCC	April 2016
UC-0492-15	High impact project/resort hotel (Alon)	Approved by BCC	October 2015

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-0491-15	Offices within an existing modular building	Approved by BCC	September 2015
UC-0013-12	Temporary offices within an existing modular building - expired	Approved by BCC	March 2012
UC-0471-11	Art gallery with retail sales and an outdoor display area - expired	Approved by PC	November 2011
WS-0301-10	Reduced setbacks for a temporary fence and increased fence height in conjunction with an approved resort hotel - expired	Approved by BCC	August 2010
UC-1378-07	Resort hotel (The Plaza) - expired	Approved by BCC	March 2008
DR-0944-06	Modular building for a temporary sales center in conjunction with Trump Tower	Approved by PC	August 2006
UC-1476-04	Temporary sales center in conjunction with Trump Tower - expired	Approved by BCC	September 2004
WS-1084-04	Temporary off-site parking lot for the Venetian Resort Hotel - expired	Approved by BCC	July 2004

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Resorts World Resort Hotel site (formally Echelon Resort Hotel) & NV Energy electrical substation
South	Entertainment Mixed-Use	H-1	Fashion Show Mall
East	Entertainment Mixed-Use	H-1	Wynn & Encore Resort Hotels, place of worship, & retail center
West	Entertainment Mixed-Use	H-1	Parking lot, Trump Tower, office building and parking garage, & Adult Cabaret (Déjà Vu Showgirls)

### STANDARDS FOR APPROVAL:

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

#### Analysis

#### Current Planning

#### Use Permit & Design Review

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.

Staff does not object to the request as the proposed use provides for the staging of materials and construction activities within one-half mile of the development site farther east on the corner of Koval Lane and Sands Avenue. Staff finds that the proposed use, for a limited time, should have minimal to no impact on the surrounding land uses and properties. Therefore, staff can support the request subject to 1 year to cease operations of the temporary construction storage yard.

**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:**

**Current Planning**

- Until June 22, 2022 to cease operations of the temporary construction storage yard with any extension of time to be a public hearing.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; applicant must comply with Air Quality regulations including required dust control measures and obtain any necessary permits; 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.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MSG LAS VEGAS

**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135



# 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-22-0267</u> DATE FILED: <u>4/27/22</u> PLANNER ASSIGNED: <u>MNO</u> TABICAC: <u>PARADISE &amp; WINCHESTER</u> TABICAC DATE: <u>5/31/22</u> PC MEETING DATE: <u>-</u> <u>WINCHESTER - 6:00</u> BCC MEETING DATE: <u>6/22/22 @ 9:00 AM.</u> <u>PARADISE - 7:00</u> FEE: <u>\$1,350</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Westwynn, LLC and Tishmar, LLC (Westwynn, LLC, lessee)</u> ADDRESS: <u>3131 Las Vegas Blvd South</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	<b>APPLICANT</b>  NAME: <u>MSG Las Vegas, LLC</u> ADDRESS: <u>Two Pennsylvania Plaza</u> CITY: <u>New York</u> STATE: <u>NY</u> ZIP: <u>10121</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
	<b>CORRESPONDENT</b>  NAME: <u>Kaempfer Crowell - Jennifer Lazovich</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 162-16-01-009 and 011      162-09-403-001

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd/Wynn

PROJECT DESCRIPTION: Temporary construction staging

(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.

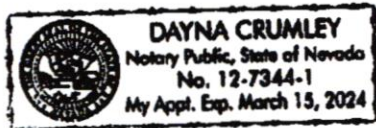
Thomas Reich  
Property Owner (Signature)\*

Thomas J Reich, Assistant Secretary  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 11, 2022 (DATE)

By Thomas Reich  
NOTARY PUBLIC: Dayna Crumley



\*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.

**KAEMPFER**

**CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

**ANTHONY J. CELESTE**  
[aceleste@kcnvlaw.com](mailto:aceleste@kcnvlaw.com)  
702.693.4215

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

RENO OFFICE  
50 West Liberty Street  
Suite 700  
Reno, NV 89501  
Tel: 775.852.3900  
Fax: 775.327.2011

CARSON CITY OFFICE  
510 West Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257

April 25, 2022

**VIA UPLOAD**

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

UC-22-0267

**PLANNER  
COPY**

**Re: *MSG Holdings, L.P.***  
***Justification Letter – Temporary Construction Staging/Storage***  
***Portions of APNs: 162-16-101-009 & 011 and 162-09-403-004***

To Whom It May Concern:

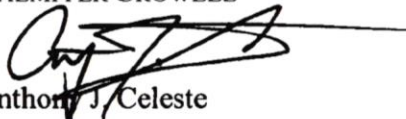
Please be advised our office represents MSG Holdings, L.P. (the “Applicant”) in the above-referenced matter. The Applicant is in the process of building and constructing the “MSG Sphere” located at the southeast corner of Sands Avenue and Koval Lane. In order to continue construction of the MSG Sphere, the Applicant needs to continue staging and storing construction materials and equipment near the MSG Sphere. The Applicant will continue to use the property at the northwest corner of Las Vegas Boulevard and Fashion Show Drive, more particularly described as of APNs: 162-16-101-009 & 011 and 162-09-403-004 (collectively the “Site”), which is less than a half of a mile from the MSG Sphere project.

The Site is zoned H-1. With a special use permit, temporary construction staging/storage is an allowed use. The Applicant anticipates needing to use the Site for the temporary construction staging/storage for approximately one more year. The proximity of the Site to the MSG Sphere makes the Site an ideal location. Additionally and importantly, access to the Site is from Fashion Show Drive and not Las Vegas Boulevard. The access to the Site from Fashion Show Drive is less disruptive than accessing from Las Vegas Boulevard.

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

Sincerely,

KAEMPFER CROWELL

  
Anthony J. Celeste

AJC



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

PLANNER COPY

<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) <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>WS-22-0257</u> DATE FILED: <u>4/25/22</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>5/31/22</u> PC MEETING DATE: <u>0/21/22</u> BCC MEETING DATE: _____ FEE: <u>\$475 / \$675</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Ron McMenamy</u> ADDRESS: <u>900 Karen Ave Suite C-219</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>(702) 307-4925</u> CELL: <u>(702) 768 2143</u> E-MAIL: <u>ron@msvegas.com</u>
	<b>APPLICANT</b>  NAME: <u>Brad Glines</u> ADDRESS: <u>1511 Mustang Dr.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89002</u> TELEPHONE: <u>702-496-3414</u> CELL: <u>N/A</u> E-MAIL: <u>Brad@mylightknight.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Cody Cruza</u> ADDRESS: <u>1924 Madagascar Ln.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>N/A</u> CELL: <u>702-238-4727</u> E-MAIL: <u>cody21cruza@gmail.com</u> REF CONTACT ID #: _____ <u>VEGASSEGMAN@AOL.COM</u>	

ASSESSOR'S PARCEL NUMBER(S): 16210510029

PROPERTY ADDRESS and/or CROSS STREETS: 900 E. Karen Ave.

PROJECT DESCRIPTION: manufacture & install set of illuminated channel letters "New Orleans Square" & "Art Culture Signs Company"

(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.

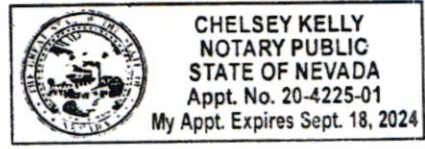
[Signature]  
Property Owner (Signature)\*

The Ron S. and Judith A McMenamy Living Trust  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark County

SUBSCRIBED AND SWORN BEFORE ME ON May 27, 2022 (DATE)

By Chelsey Kelly  
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.





WS-220257

**New Orleans Square 900 E. Karen Ave.  
Las Vegas, Nevada 89109**

**PLANNER  
COPY**

To: Clark County Comprehensive Planning Department  
500 S. Grand Central Parkway, #1 Las  
Vegas, Nevada 89155

**Re: New Orleans Square Justification Letter**

**April 12, 2022**

To Whom It May Concern:

We are applying for a waiver of development standards to allow a roof sign, where roof signs are not permitted per Chapter 30.72. In addition, we are applying for a design review for the proposed signage. Please allow this correspondence to serve as justification for New Orleans Square's ("NOS") application for land use relating to the installation of illuminated channel letters on the rooftop of 900 E. Karen Ave. Specifically, property owner Ron McMenemy is seeking approval to install one (1) set of illuminated channel letters reading "New Orleans Square" and "ART CULTURE SHOPS GAMING" on the rooftop of his commercial building.

The existing signage for NOS is an illuminated cabinet box sign that is mounted to a square-tube frame structure. Our team of expert technicians have surveyed the existing signage to meet required standards. This box sign has served the purpose of identification for NOS and has existed for over a few decades. In addition to the new signage proposed, we are including the existing roof sign that is currently installed. A permit will properly be applied for this roof signage with the Clark County Building Department.

***How the proposal will produce an environment of stable and desirable character consistent with the objective of this Title and the Comprehensive Master Plan:***

NOS is a commercial plaza for Clark County locals and tourists, home to an interesting collection of businesses, including art galleries, unique retailers, design shops, recovery programs, faith-based organizations, music education, yoga studios, and much more. NOS is located in The Historic Commercial Center District ("HCCD"), established in 1963, and is rich in a variety of shops, dining, and entertainment, right off the Strip.

NOS is a large plaza with a deep parking lot between several of the businesses and Sahara Ave. The illuminated channel letters on the rooftop will serve as prominent signage to increase visibility from the road. Having a prominent and respectful sign to indicate their place of business would be a beneficial draw-in for customers and the tenants of NOS. The channel letters have been manufactured by a licensed Nevada Contractor, and are UL certified, and will be installed consistent with the objectives of the Clark County Comprehensive Master Plan.

Ultimately the signage will produce a desirable result for its tenants while acknowledging and maintaining standards followed by the Comprehensive Master Plan.

***The intended uses:***

The intended use of the rooftop channel letters is to increase visibility of the small businesses from the road and to bring attention to the location. In turn, this will attract visitors, both local and tourists. The channel letters will also be pleasantly eye-catching which will attract positive attention to the property and beautify the location.

***The impact on adjacent properties:***

The signage will have absolutely no impact on adjacent properties as there are no nearby properties where the signage will be visible.

***Analysis of how the proposal is consistent with the standards of approval listed for the various applications:***

Not applicable.

***Analysis of outstanding issues:***

Not applicable. NOS is not aware of any outstanding issues relating to this application for land use. The channel letters have already been manufactured and we are waiting on approval of the permit/land use from the Clark County Comprehensive Planning Department to begin installation.

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***The need for any public utility or public services:***

Not applicable. The signage will not require public utility or public services.

***Actions to be taken to minimize any detrimental impacts of the proposal:***

Not applicable. The signage will not provide detrimental impact; it will only beautify.

***Time period for which the permit is sought:***

Not applicable. The signage is expected to be permanent.

Should you have any questions or concerns relating to the foregoing please do not hesitate to contact me directly. We appreciate your consideration and look forward to hearing from you soon.

Thank you,

Chelsey Kelly  
NOS Operations Manager  
Office: 702-680-0239  
[chelsey@misvegas.com](mailto:chelsey@misvegas.com)



WS-22-0257