



## Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, NV 89121

June 8, 2021

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 Secretary Name at Secretary's Phone Number and is/will be available on the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

Board/Council Members: Robert Mikes, Chairperson  
Ken Dayton, Vice Chairperson  
John Delibos  
Judith Siegel  
Patrick Becker

Secretary: Victoria Bonner, (702)335-9205, [victoriabelleb@gmail.com](mailto:victoriabelleb@gmail.com)

County Liaison(s): Beatriz Martinez, (702)455-0560, [beatriz.martinez@clarkcountynv.gov](mailto:beatriz.martinez@clarkcountynv.gov)

- 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 25, 2021. (For possible action)
- IV. Approval of the Agenda for June 8, 2021 and Hold, Combine, or Delete any Items. (For possible action)

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

V. Informational Items

VI. Planning and Zoning

1. **WS-21-0244-CASA VEGAS APARTMENT HOMES:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow a decorative fence; 2) reduced parking; and 3) modify driveway geometric design standards in conjunction with an existing condominium development on 15.3 acres in an R-4 (Multiple Family Residential - High Density) (AE-60) Zone. Generally located on the south side of Vegas Valley Drive and the east side of Casa Vegas Street within Winchester. TS/jor/jd (For possible action) 07/06/21 PC

2. **AR-21-400085 (WS-0528-12)-GVI SHLV OWNER, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS THIRD APPLICATION FOR REVIEW** for an increase in the area of temporary wall signs.

**DESIGN REVIEW** for wall signs in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 260 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action) 07/07/21 BCC

3. **AR-21-400086 (WS-0104-17)-GVI SHLV OWNER, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW** for increased wall sign area.

**DESIGN REVIEW** for a wall sign in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action). 07/07/21 BCC

4. **AR-21-400087 (WS-0724-17)-GVI SHLV OWNER, LLC:**

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**DESIGN REVIEW** for wall signs in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action) 07/07/21 BCC

5. **ET-21-400074 (DR-19-0428)-JDR OWNER, LLC:**

**DESIGN REVIEW FIRST EXTENSION OF TIME** for changes and modifications to an approved resort hotel (The Drew Las Vegas formally Fontainebleau) on 22.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action) 07/07/21 BCC

6. **ET-21-400075 (DR-0289-09)-JDR OWNER, LLC:**

**DESIGN REVIEW THIRD EXTENSION OF TIME** to commence the redesign of a loading dock structure and cover for a resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone.

**WAIVER OF CONDITIONS** of a use permit (UC-0698-07) requiring that the loading dock driveway on the exterior of the convention/parking facility shall be covered save and except for the ingress and egress portions of this driveway, if the covering of this driveway is approved by Clark County, and subject to then meeting applicable LEED (Leadership in Energy and Environmental Design) standards, this covering shall be covered with artificial turf as determined by the applicant. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action) 07/07/21 BCC

**7. ET-21-400077 (UC-0489-08)-JDR OWNER, LLC:**

**USE PERMIT THIRD EXTENSION OF TIME** to commence deviations to development standards.

**DEVIATIONS** for the following: **1)** permit a roof sign; **2)** reduce the height/setback ratio adjacent to an arterial street (Las Vegas Boulevard South); **3)** reduce the separation between free-standing signs and monument signs; **4)** increase wall sign projection; **5)** increase temporary sign area; and **6)** all other deviations per plans on file.

**WAIVER OF DEVELOPMENT STANDARDS** reduce the street setback along Las Vegas Boulevard South and Elvis Presley Boulevard for a temporary sign.

**DESIGN REVIEWS** for a sign package including the following: **1)** increase animated sign area; **2)** increase projecting sign area and height; **3)** increase the average letter height for wall signs; and **4)** temporary sign for a resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action) 07/07/21 BCC

**8. ET-21-400078 (UC-0923-06)-JDR OWNER, LLC:**

**USE PERMITS THIRD EXTENSION OF TIME** to commence the following: **1)** a resort hotel/casino consisting of 2,929 hotel rooms; **2)** 959 resort condominium units; **3)** public areas including all casino areas, showrooms, live entertainment areas, shopping center areas, indoor and outdoor dining areas, entertainment areas, offices, meeting and convention areas, back-of-house areas, and parking structures; **4)** increase the height of the high-rise tower; **5)** kitchens within the rooms; **6)** associated accessory and incidental commercial uses, buildings, and structures; **7)** a construction office and office within the parking structure; and **8)** deviations from development standards.

**DEVIATIONS** for the following: **1)** reduce the on-site parking requirements; **2)** reduce the number of loading spaces; **3)** permit tandem parking spaces; **4)** encroachment into airspace; and **5)** all other deviations as shown per plans on file.

**DESIGN REVIEWS** for the following: **1)** a resort hotel/casino and resort condominium high-rise tower; **2)** water features; and **3)** all other accessory and incidental buildings and structures on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action) 07/07/21 BCC

**9. ET-21-400079 (UC-0233-07)-JDR OWNER, LLC:**

**USE PERMIT THIRD EXTENSION OF TIME** to commence the increase of the number of resort condominiums (with kitchens) in conjunction with an approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast

corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo  
(For possible action) 07/07/21 BCC

**10. ET-21-400080 (DR-0213-08)-JDR OWNER, LLC:**

**DESIGN REVIEW THIRD EXTENSION OF TIME** to commence the exterior elevation of the east wall of the convention/parking facility of a previously approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo  
(For possible action) 07/07/21 BCC

**11. ET-21-400082 (UC-0698-07)-JDR OWNER, LLC:**

**USE PERMITS THIRD EXTENSION OF TIME** to commence the following: **1)** increased building height; and **2)** deviations from development standards.

**DEVIATIONS** for the following: **1)** reduce the on-site parking requirements; and **2)** all other deviations as shown per plans on file.

**DESIGN REVIEW** for modifications to a previously approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo  
(For possible action) 07/07/21 BCC

**12. ET-21-400083 (UC-1515-06)-JDR OWNER, LLC:**

**USE PERMIT THIRD EXTENSION OF TIME** to commence deviations to development standards.

**DEVIATIONS** for the following: **1)** permit alternative landscaping; and **2)** permit all other deviations shown per plans on file in conjunction with an approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action) 07/07/21 BCC

**13. ET-21-400084 (UC-1242-06)-JDR OWNER, LLC:**

**USE PERMIT THIRD EXTENSION OF TIME** to commence office buildings (modular buildings).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** landscaping requirements; and **2)** eliminate the required trash enclosure.

**DESIGN REVIEW** for 4 office buildings on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action) 07/07/21 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/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 29, 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 and Fresh Dry Cleaners: 2548 Desert Inn Rd., Las Vegas, NV 89121

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

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

<https://notice.nv.gov>



## Winchester Town Advisory Board

May 25, 2021

### MINUTES

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Board Members:	Robert O. Mikes, Jr. – Chair – <b>Excused</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, Lorna Phegley; Planning. The meeting was called to order at 6:00p.m.
- II. Public Comment  
**None**
- III. Approval of May 11, 2021 Minutes  
**Moved by: Delibos**  
**Approve as submitted**  
**Vote: 3-0 Unanimous**
- IV. Approval of Agenda for May 25, 2021  
**Moved by: Delibos**  
**Approve as submitted**  
**Vote: 3-0 Unanimous**
- V. Informational Items
  1. Announcements of upcoming neighborhood meetings and County or community meetings and events( for discussion)

B.M. invited the community to Transform Clark County. This will be held on June 8,2021 from 1 p.m. to 6 p.m. You can R.S.V.P at transformclarkcounty.org

VI. Planning & Zoning:

1. **UC-21-0157-PEBworth, Laurie:**  
**USE PERMIT** to allow vehicle repair.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced separation 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)

**Moved By- Delibos**  
**Approve with staff conditions**  
**Vote: 3-0**  
**1 abstained**

2. **WS-21-0207-MORAN ISRAEL SAAVEDRA & LOPEZ-MENDOZA MARIA OFELIA:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setback; and **2)** reduced separation in conjunction with a single family home on 0.2 acres in an R-1 (Single family residential) Zone. Generally located on the east side of Gaucho Drive and the south side of Caballero Way within Winchester. TS/jvm/jo (For possible action)

**Moved By- Delibos**  
**Deny**  
**Vote: 4-0 Unanimous**

VII. General Business

VII. Public Comment

VIII. Next Meeting Date

**The next regular meeting will be June 8 2021**

IX. Adjournment

**The meeting was adjourned at 6:25 p.m.**

**ATTACHMENT A  
WINCHESTER TOWN ADVISORY BOARD  
ZONING AGENDA  
TUESDAY, 6:00 P.M., JUNE 8, 2021**

**07/06/21 PC**

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07/06/21 PC AGENDA SHEET

ACCESS GATES  
(TITLE 30)

CASA VEGAS ST/VEGAS VALLEY DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-21-0244-CASA VEGAS APARTMENT HOMES:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow a decorative fence; 2) reduced parking; and 3) modify driveway geometric design standards in conjunction with an existing condominium development on 15.3 acres in an R-4 (Multiple Family Residential - High Density) (AE-60) Zone.

Generally located on the south side of Vegas Valley Drive and the east side of Casa Vegas Street within Winchester. TS/jor/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**  
162-11-310-000

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow a 6 foot high decorative fence adjacent to Casa Vegas Street and Serenada Avenue where a decorative fence is required to be set back for landscaping along a street per Section 30.64.020.
2. Reduce required parking spaces to 422 spaces where 674 parking spaces are required per Table 30.60-1.
3.
  - a. Reduce the driveway throat depth to 11 feet where 100 feet is required per Uniform Standard Drawing 222.1 (an 89% decrease).
  - b. Allow an existing driveway width to remain at 20 feet wide where 48 feet wide is required per Uniform Standard Drawing 222.1 (a 58% decrease).
  - c. Allow an access gate island length to be 18 feet where 20 feet is the minimum required per Uniform Standard Drawing 222.1 (a 10% decrease).
  - d. Allow an access gate island width to be 2 feet where 4 feet is the minimum per Uniform Standard Drawing 222.1 (a 50% decrease).

**LAND USE PLAN:**

WINCHESTER/PARADISE - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: 1405 Vegas Valley Drive

- Site Acreage: 15.3
- Project Type: Proposed access gates, decorative fencing, driveway design standards, parking reduction
- Parking: 674 (required per Title 30 requirements)/443 (approved when site as originally developed)/422 (provided)

### Site Plan

The site plan depicts an existing 360 unit apartment complex which was converted into a condominium complex in 1972. The site is located south of Vegas Valley Drive, and east of Casa Vegas Street, and approximately 127 feet west of La Canada Street. There are 4 existing vehicular access points provided on-site. The site plan shows that these entry points are located along the west property line adjacent to Casa Vegas Street, 1 located on the southeast corner of the site adjacent to Serenada Avenue which connects to La Canada Street, and the last access gate (exit only gate toward Vegas Valley Drive) is located at the northeast corner of the site.

The applicant is proposing access gates at all 4 vehicular access points, a 6 foot high decorative fence adjacent to Casa Vegas Street and Serenada Avenue where a decorative fence is required to be set back for landscaping along a street, and a parking reduction for existing parking spaces. The parking reduction is a result of the proposed access gates and appropriate fire lanes to be integrated in the areas where existing parking spaces are located. When the site was originally approved (prior to 1972), the site included adequate parking; however, by today's Code standards the required parking count has changed to 674 parking spaces where 422 parking spaces are provided. The proposed site changes eliminated 21 parking spaces. Per the applicant, all access gates will be open during normal business hours, but will remain closed during the evening, and the gates can be accessed by residents only. Lastly, the applicant is proposing to install pedestrian gates along the north property line adjacent to Vegas Valley Drive, and along the west property line adjacent to Casa Vegas Street.

### Landscaping

Landscaping exists on the site, and changes to the landscaping are not a part of this request.

### Elevations

The site plan shows a proposed 6 foot high black wrought iron fence along the west property line adjacent to Casa Vegas Street, and around the point of entry (Serenada Avenue) on the south east corner of the site, west of La Canada Street. Existing screening along the southwest portion of the site, adjacent to the south property line, and along the west property line will remain. The existing pony wall along the north property line (adjacent to Vegas Valley Drive) will be removed and replaced with new wrought iron fencing.

### Applicant's Justification

Per the applicant, due to an increase in crime and limited site security, the applicant is requesting additional security measures such as fencing, pedestrian gates, and vehicular access gates to increase the security of the area. Existing site conditions limit the site's ability to accommodate the required Clark County requirements since the site has existed since the early 1970's. Residents will have complete access to the site, even after hours. The parking count reduction is

necessary to accommodate the proposed access gates and the aforementioned improvements will provide a more safe and secure complex for its residents and staff.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-18-0747	Increased wall height to 8 feet	Approved by PC	November 2018
UC-122-72 & VC-119-72	Converted the existing apartment complex to condominiums and reduced setbacks and parking	Approved by BCC	December 1972

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (from 18 du/ac to 32 du/ac)	R-4	Apartments
South	Commercial General & Office Professional	R-1 & H-1	Offices
East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
West	Commercial General	R-1 & C-2	Sunrise Hospital & offices

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waivers 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.

Waiver of Development Standards #1

Staff does not object to the proposed 6 foot high decorative fence adjacent to Casa Vegas Street and Serenada Avenue where a decorative fence is required to be set back for landscaping along a street per Section 30.64-020. The proposed decorative fence will support the applicant's goal to provide additional security to the site. Furthermore, since the pony wall will be removed, the proposed decorative fence does not provide a visual canyon effect, but more aesthetically pleasing screening for the complex; therefore, staff supports this request.

### Waiver of Development Standards #2

Staff does not typically support parking reduction requests; however, staff finds that parking requirements for Clark County regarding multiple family residential developments have been amended since 1970. When the site was originally approved, there were 443 parking spaces provided (and still existing) for 360 units. This would provide an additional 83 parking spaces for staff, guests, and residents who own multiple vehicles. Per today's Title 30 parking standards, the site requires 674 parking spaces. The proposed on-site improvements of adding access gates and rearranging on-site parking to allow necessary circulation and fire lanes, requires the removal of 21 parking spaces, leaving 422 spaces provided. This is a 5% reduction from the existing conditions. The site plan shows that the site can still accommodate 1 parking space per unit (360 units), and there are an additional 62 parking spaces that can be distributed among the residents, employees, and guests. There have been no reported problems with the existing parking; therefore, staff can support this request.

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

#### Waiver of Development Standards #3

Staff does not anticipate any traffic issues related to the installation of access gates since both Casa Vegas Street and Serenada Avenue primarily serve as access for the existing multiple family complex. Additionally, with the proposed gate on Vegas Valley Drive being for egress only, vehicular conflicts will be minimized. Therefore, staff has no objection to this request provided that Fire Prevention approves the locations of access gates.

### **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**

- Traffic study and compliance;
- Clark County Fire Prevention approval.

**Building Department - Fire Prevention**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CASA VEGAS APARTMENT HOMES

**CONTACT:** JANET DYE, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118

DRAFT

07/07/21 BCC AGENDA SHEET

TEMPORARY WALL SIGN  
(TITLE 30)

PARADISE RD/ELVIS PRESLEY BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**AR-21-400085 (WS-0528-12)-GVI SHLV OWNER, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS THIRD APPLICATION FOR REVIEW**

for an increase in the area of temporary wall signs.

**DESIGN REVIEW** for wall signs in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Paradise Road, 260 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action)

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RELATED INFORMATION:

**APN:**

162-09-703-020 ptn

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2989 Paradise Road
- Site Acreage: 1.7 (portion)
- Project Type: 2 temporary wall signs
- Total Area for Wall Signs: 29,921 square feet

**Site Plans**

The original plans show an existing extended stay hotel (SpringHill Suites) with access onto Paradise Road. There were no changes to the existing building, parking, landscaping, or drive aisles.

**Signage & Elevations**

The approved plans depict 2 wall signs made of vinyl material. The first sign is 19,177 square feet and will be located on the south face of the building oriented towards the Las Vegas Convention Center. The second sign is 10,744 square feet and located below the first sign on the south face of the building oriented towards Convention Center Drive.



### Previous Conditions of Approval

Listed below are the approved conditions for WC-18-400222 (WS-0528-12):

#### Current Planning

- Until November 20, 2020 to review as a public hearing to coincide with WS-0104-17 and WS-0724-17;
- During the period of time from now until November 20, 2020 advertising shall not be allowed on the north side of the property facing Turnberry Place.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for WS-0528-12 (AR-0131-17):

#### Current Planning

- Until April 5, 2019 to review as a public hearing to coincide with WS-0104-17 and WS-0724-17.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for WS-0582-12 (ET-0121-14):

#### Current Planning

- Until October 17, 2017 to review
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that no more than 2 extensions of time will be considered.

#### Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Listed below are the approved conditions for WS-0528-12:

#### Current Planning

- 2 years to commence and review;
- Applicant to file a temporary use application for each signage event;
- Advertising limited to on-premise events;
- Maximum duration of signs to correspond with the event advertised which shall be no longer than 10 days with a maximum of 6 events per year;
- Signs to be removed immediately after each event ends;
- All applicable standard conditions for this application type.

- Applicant is advised that this application may be revoked if any violation is reported; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

**Applicant's Justification**

The applicant indicates that due to the pandemic the lack of convention business has been devastating for the SpringHill Suites and there has been little use for the signage. With the lifting of restrictions and the return of convention business to Las Vegas there will be an increase demand for the signage. The applicant is requesting the application be extended to November 20, 2022 to give the County, the neighbors, and others a full and fair opportunity to evaluate the impact of the signs.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WC-18-400222 (WS-0528-12)	Increased the area of temporary wall signs	Approved by BCC	November 2018
WC-18-400220 (WS-0724-17)	Waiver of conditions on a waiver of development standards for an increase in wall sign area (west face)	Approved by BCC	November 2018
WC-18-400219 (WS-0104-17)	Waiver of conditions on a waiver of development standards and design review for an increase in the area of a temporary wall sign (east face)	Approved by BCC	November 2018
WS-0528-12 (AR-0131-17)	Second application for review for an increase in the area of temporary wall signs with a design review for wall signs in conjunction with an existing hotel (SpringHill Suites)	Approved by BCC	October 2017
WS-0724-17	Increased wall sign area (west facade)	Approved by BCC	October 2017
WS-0104-17	Increased wall sign area (east facade)	Approved by BCC	April 2017
WS-0528-12 (ET-0121-14)	First extension of time to review vinyl wrap signs on the south facade	Approved by BCC	December 2014
WS-0528-12	Increased wall sign area for vinyl wrap signs totaling 29,921 square feet on the south facade	Approved by BCC	October 2012
UC-0381-07	2 extended stay hotels	Approved by BCC	June 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial Tourist	P-F	Parking lot for the convention center
South	Public Facilities	P-F	Parking lot for the convention center
East	Commercial Tourist	H-1	Westgate Resort Hotel

### Related Applications

Application Number	Request
AR-21-400086 (WS-0104-17)	An application for review of a waiver of development standards to increased wall sign area (east facade) is a companion item on this agenda.
AR-21-400087 (WS-0724-17)	An application for review of a waiver of development standards to increased wall sign area (west facade) is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

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

Due to the slowing of the economy and the lack of convention business caused by restrictions on gatherings put into place during the pandemic, there has been little use of the signage during this last review period. Therefore, staff can support extending the approval of this request to allow for additional time to evaluate the impacts of the signage on abutting developments.

##### 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 November 20, 2022 to review as a public hearing.
- 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 application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** GVI SHLV OWNER, LLC

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

DRAFT

07/07/21 BCC AGENDA SHEET

WALL SIGN  
(TITLE 30)

PARADISE RD/ELVIS PRESLEY BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**AR-21-400086 (WS-0104-17)-GVI SHLV OWNER, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW** for increased wall sign area.

**DESIGN REVIEW** for a wall sign in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action)

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RELATED INFORMATION:

**APN:**

162-09-703-020 ptn

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2989 Paradise Road
- Site Acreage: 1.7 (portion)
- Project Type: Wall sign
- Square Feet: 9,500

Site Plans

The original plans depict an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acre site. Access to the site is from Paradise Road.

Signage

The approved plans show new wall signage consisting of a 9,500 square foot vinyl wrap sign located on the entire east façade of the hotel tower facing Paradise Road.

Two vinyl wrap signs totaling 29,921 square feet were approved on the entire south façade of the hotel tower and parking garage by action of WS-0528-12 in October 2012.

### Previous Conditions of Approval

Listed below are the approved conditions for WC-18-400219 (WS-0104-17):

#### Current Planning

- Until November 20, 2020 to commence and review;
- During the period of time from now until November 20, 2020 advertising shall not be allowed on the north side of the property facing Turnberry Place;
- Signs on the east, west and south sides of the building may be displayed concurrently;
- Maximum duration of signs to correspond with the event advertised which shall be no longer than 14 days with a maximum of 10 events per year;
- Signs to be removed promptly after each event ends.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for WS-0104-17:

#### Current Planning

- 2 years to commence and review;
- No overlapping of events for the east and south signs which may not be displayed at the same time;
- Applicant to file a temporary use application for each signage event;
- Advertising limited to on-premises events;
- Maximum duration of signs to correspond with the event advertised which shall be no longer than 10 days with a maximum of 6 events per year;
- Signs to be removed immediately after each event ends.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### Applicant's Justification

The applicant indicates that due to the pandemic the lack of convention business has been devastating for the Spring Hill Suites and there has been little use for the signage. With the lifting of restrictions and the return of convention business to Las Vegas there will be an increase demand for the signage. The applicant is requesting the application be extended to November 20, 2022 to give the County, the neighbors, and others a full and fair opportunity to evaluate the impact of the signs.

#### Prior Land Use Requests

Application Number	Request	Action	Date
WC-18-400222 (WS-0528-12)	Increased the area of temporary wall signs	Approved by BCC	November 2018

**Prior Land Use Requests**

Application Number	Request	Action	Date
WC-18-400220 (WS-0724-17)	Waiver of conditions on a waiver of development standards for an increase in wall sign area (west face)	Approved by BCC	November 2018
WC-18-400219 (WS-0104-17)	Waiver of conditions on a waiver of development standards and design review for an increase in the area of a temporary wall sign (east face)	Approved by BCC	November 2018
WS-0528-12 (AR-0131-17)	Second application for review for an increase in the area of temporary wall signs with a design review for wall signs in conjunction with an existing hotel (SpringHill Suites)	Approved by BCC	October 2017
WS-0724-17	Increased wall sign area (west facade)	Approved by BCC	October 2017
WS-0104-17	Increased wall sign area (east facade)	Approved by BCC	April 2017
WS-0528-12 (ET-0121-14)	First extension of time to review vinyl wrap signs on the south facade	Approved by BCC	December 2014
WS-0528-12	Increased wall sign area for vinyl wrap signs totaling 29,921 square feet on the south facade	Approved by BCC	October 2012
UC-0381-07	2 extended stay hotels	Approved by BCC	June 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial Tourist	P-F	Parking lot for the convention center
South	Public Facilities	P-F	Parking lot for the convention center
East	Commercial Tourist	H-1	Westgate Resort Hotel

**Related Applications**

Application Number	Request
AR-21-400085 (WS-0528-12)	An application for review of a waiver of development standards for an increase in the area of temporary wall signs is a companion item on this agenda.
AR-21-400087 (WS-0724-17)	An application for review of a waiver of development standards to increased wall sign area (west facade) is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

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

Due to the slowing of the economy and the lack of convention business caused by restrictions on gatherings put into place during the pandemic, there has been little use of the signage during this last review period. Therefore, staff can support extending the approval of this request to allow for additional time to evaluate the impacts of the signage on abutting developments.

### **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 November 20, 2022 to review as a public hearing.
- 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 application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**



**APPLICANT: KAEMPFER CROWELL**

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

DRAFT

07/07/21 BCC AGENDA SHEET

TEMPORARY WALL SIGNS  
(TITLE 30)

PARADISE RD/ELVIS PRESLEY BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-21-400087 (WS-0724-17)-GVI SHLV OWNER, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW** for an increase in the area of temporary wall signs.

**DESIGN REVIEW** for wall signs in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action)

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RELATED INFORMATION:

**APN:**

162-09-703-020 ptn

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- ~~Site Address:~~ 2989 Paradise Road
- ~~Site Acreage:~~ 1.7 (portion)
- ~~Project Type:~~ Wall sign
- ~~Signage Square Feet:~~ 10,000

Site Plans

The approved plans depict an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acre site. Access to the site is from Paradise Road.

Signage

The original plans depict proposed wall signage consisting of a 10,000 square foot vinyl wrap sign located on the entire western façade of the hotel tower facing Las Vegas Boulevard South located approximately 1,800 feet to the west.

### Previous Conditions of Approval

Listed below are the approved conditions for WC-18-400220 (WS-0724-17):

#### Current Planning

- Until November 20, 2020 to commence and review to coincide with WS-0528-12 (AR-0131-17) and WS-0104-17;
- During the period of time from now until November 20, 2020 advertising shall not be allowed on the north side of the property facing Turnberry Place;
- Signs on the east, west, and south sides of the building may be displayed concurrently;
- Maximum duration of signs to correspond with the event advertised which shall be no longer than 14 days with a maximum of 10 events per year;
- Signs to be removed promptly after each event ends.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for WS-0724-17:

#### Current Planning

- Until April 5, 2019 to commence and review to coincide with WS-0528-12 (AR-0131-17) and WS-0104-17;
- Sign to be used in conjunction with either the south or east signs which may not be displayed at the same time;
- Applicant to file a temporary use application for each signage event;
- Advertising limited to on-premises events;
- Maximum duration of sign to correspond with the event advertised which shall be no longer than 10 days with a maximum of 6 events per year;
- Signs to be removed immediately after each event ends.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### Applicant's Justification

The applicant indicates that due to the pandemic the lack of convention business has been devastating for the SpringHill Suites and there has been little use for the signage. With the lifting of restrictions and the return of convention business to Las Vegas there will be an increase demand for the signage. The applicant is requesting the application be extended to November 20, 2022 to give the County, the neighbors, and others a full and fair opportunity to evaluate the impact of the signs.

### Prior Land Use Requests

Application Number	Request	Action	Date
WC-18-400222 (WS-0528-12)	Increased the area of temporary wall signs	Approved by BCC	November 2018
WC-18-400220 (WS-0724-17)	Waiver of conditions on a waiver of development standards for an increase in wall sign area (west face)	Approved by BCC	November 2018
WC-18-400219 (WS-0104-17)	Waiver of conditions on a waiver of development standards and design review for an increase in the area of a temporary wall sign (east face)	Approved by BCC	November 2018
WS-0528-12 (AR-0131-17)	Second application for review for an increase in the area of temporary wall signs with a design review for wall signs in conjunction with an existing hotel (Spring Hill Suites)	Approved by BCC	October 2017
WS-0724-17	Increased wall sign area (west facade)	Approved by BCC	October 2017
WS-0104-17	Increased wall sign area (east facade)	Approved by BCC	April 2017
WS-0528-12 (ET-0121-14)	First extension of time to review vinyl wrap signs on the south facade	Approved by BCC	December 2014
WS-0528-12	Increased wall sign area for vinyl wrap signs totaling 29,921 square feet on the south facade	Approved by BCC	October 2012
UC-0381-07	2 extended stay hotels	Approved by BCC	June 2007

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial Tourist	P-F	Parking lot for the convention center
South	Public Facilities	P-F	Parking lot for the convention center
East	Commercial Tourist	H-1	Westgate Resort Hotel

### Related Applications

Application Number	Request
AR-21-400085 (WS-0528-12)	An application for review of a waiver of development standards for an increase in the area of temporary wall signs is a companion item on this agenda.
AR-21-400086 (WS-0104-17)	An application for review of a waiver of development standards to increased wall sign area (east facade) is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

Due to the slowing of the economy and the lack of convention business caused by restrictions on gatherings put into place during the pandemic, there has been little use of the signage during this last review period. Therefore, staff can support extending the approval of this request to allow for additional time to evaluate the impacts of the signage on abutting developments.

**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 November 20, 2022 to review as a public hearing.
- 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 application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** GVI SHLV OWNER, LLC

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

DRAFT

07/07/21 BCC AGENDA SHEET

RESORT HOTEL  
(TITLE 30)

ELVIS PRESLEY BLVD/LAS VEGAS BLVD S

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400074 (DR-19-0428)-JDR OWNER, LLC:**

**DESIGN REVIEW FIRST EXTENSION OF TIME** for changes and modifications to an approved resort hotel (The Drew Las Vegas formally Fontainebleau) on 22.7 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-09-617-001; 162-09-617-002

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2777 Las Vegas Boulevard South
- Site Acreage: 22.7
- Project Type: Modifications to an approved resort hotel
- Guest Rooms: 3,719
- Number of Stories: 63
- Building Height (feet): 735
- Square Feet: 8,931,452
- Parking Required/Provided: 5,779/5,787

**History**

UC-0932-06 was approved by the Board of County Commissioners (BCC) in October 2006 for a resort hotel with various components and amenities, and included all associated accessory and incidental commercial uses, buildings, and structures. Since approval, the project has been revised by subsequent applications and the ownership of the project has changed. The approved resort hotel was originally named Fontainebleau but the project has been renamed The Drew. Construction of the resort hotel began in February 2007 but was stopped in 2009 during the economic recession when the project went into bankruptcy. The property is again changing hands and the new owners are requesting additional time to review the existing entitlements for the site in order to resume development of the project.

### Site Plans

The previously approved plans show that the applicant is requesting approval for modifications to the approved Drew Resort Hotel (formally Fontainebleau). The building has been partially constructed and was designed with a single tower that is elevated upon a podium level with varying heights on the west side of the site nearest to Las Vegas Boulevard South. The east side of the site is the location of the convention center and the above grade parking garage for the resort which has been incorporated into the building design, with the valet parking being provided below the podium level. Access to the site is provided from Las Vegas Boulevard South and Elvis Presley Boulevard.

### Landscaping

The previously approved plans depict an attractively landscaped pedestrian realm area that is provided along both Las Vegas Boulevard South and Elvis Presley Boulevard, and it includes outdoor patios, a detached sidewalk along Las Vegas Boulevard South, planting areas, enhanced paving, and several water features.

### Elevations

The previously approved plans depict a resort that has been approved for a maximum height of 735 feet with the high-rise portion of the building consisting of 63 stories. No major changes are being made to the height or exterior elevations of the buildings; however, there are some minor changes to the low-rise façade along Las Vegas Boulevard South and Elvis Presley Boulevard which are reflected on the plans submitted with this application. The podium levels of the building will include EIFS wall finishes, block, metal wall panels, and glass wall systems. The high-rise portion of the building will consist of non-reflective glass screen walls over metal panels.

### Floor Plans

The previously approved plans depict a total of 3,719 guest rooms where a maximum of 3,900 rooms (1,020 condominium units and 2,880 guest rooms) were depicted on previous plans. The plans indicate all rooms will now be guest rooms and that condominium units will no longer be provided with the project. The resort hotel has a total area of 8,931,452 square feet which includes the guest rooms, gaming areas, showrooms, live entertainment areas, shopping center, indoor and outdoor dining areas, offices, meeting and convention areas, and back-of-house areas. No major changes are proposed to the area of the building with this request; however, locations for various uses and floor areas within the hotel have been rearranged to reflect changes in the market and specific goals of the new owners.

### Previous Conditions of Approval

Listed below are the approved conditions for DR-19-0428:

#### Current Planning

- 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

- Applicant shall return all barrier rails to Clark County Public Works once the installation of the new bollards are in place.
- Applicant is advised that compliance with the Uniform Standard Drawings is required.

### 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 this is the first extension of time for DR-19-0428. This request is being filed with 8 other requests for extensions of time and is required because the current owners recently purchased the uncompleted project and need time to review and evaluate all existing land use approvals before resuming the project. The applicant indicates they would like a 3 year extension and for all approvals to run concurrently.

### Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0428	Changes and modifications to an approved resort hotel (Drew formally Fontainebleau)	Approved by BCC	July 2019
ET-18-400040 (DR-0289-09)	Second extension of time for a redesign of a loading dock and cover	Approved by BCC	April 2018
ET-18-400042 (UC-0489-08)	Second extension of time for deviations for roof signs and modified separation requirements	Approved by BCC	April 2018
ET-18-400043 (UC-0932-06)	Second extension of time for the resort hotel	Approved by BCC	April 2018
ET-18-400044 (UC-0233-07)	Second extension of time for a use permit to increase the number of resort condominiums with kitchens	Approved by BCC	April 2018
ET-18-400045 (DR-0213-08)	Second extension of time to redesign east façade of parking garage/convention facility	Approved by BCC	April 2018
ET-18-400046 (UC-0698-07)	Second extension of time to increase building height and square footage of project	Approved by BCC	April 2018
ET-18-400047 (UC-1515-06)	Second extension of time for alternative landscaping on east property line	Approved by BCC	April 2018
ET-18-400048 (UC-1242-06)	Second extension of time to allow modular buildings during construction of the resort hotel	Approved by BCC	April 2018
ADET-1371-17 (DR-0213-08)	First extension of time to redesign east façade of parking garage/convention facility	Approved by ZA	December 2017
ADET-1369-17 (UC-0698-07)	First extension of time to increase building height and square footage of project	Approved by ZA	December 2017

### Prior Land Use Requests

Application Number	Request	Action	Date
ADET-1368-17 (DR-0289-09)	First extension of time to redesign loading dock area	Approved by ZA	December 2017
ADET-1367-17 (UC-0489-08)	First extension of time for roof signs and modified separation requirements	Approved by ZA	December 2017
ADET-1366-17 (UC-1515-06)	First extension of time for alternative landscaping on east property line	Approved by ZA	December 2017
ADET-1365-17 (UC-0932-06)	First extension of time for the resort hotel	Approved by ZA	December 2017
ADET-1364-17 (UC-0233-07)	First extension of time to increase the number of resort condominiums with kitchens	Approved by ZA	December 2017
ADET-1363-17 (UC-1242-06)	First extension of time to allow modular buildings during construction of the resort hotel	Approved by ZA	December 2017
AG-0889-17	Consent to assignment and assumption of Fontainebleau Las Vegas Resort development agreement	Approved by BCC	August 2017
WS-0370-15	Extension to off-site bond improvements	Approved by BCC	November 2015
SC-0207-15	Renamed Riviera Boulevard to Elvis Presley Boulevard	Approved by PC	May 2015
WS-0214-11	Extension to off-site bond improvements	Approved by BCC	July 2011
DA-0311-09	Third amendment to development agreement	Approved by BCC	June 2009
DR-0289-09	Redesigned loading dock area	Approved by BCC	June 2009
SC-0288-09	Allowed an alternative floor/unit numbering system	Approved by PC	June 2009
DA-0951-08	Second amendment to development agreement	Approved by BCC	November 2008
UC-0489-08	Deviations for roof signs and modified separation requirements	Approved by BCC	June 2008
DR-0213-08	Redesigned east façade of parking garage/convention facility	Approved by BCC	April 2008
DA-0949-07	First amendment to development agreement	Approved by BCC	August 2007
UC-0698-07	Increased building height and square footage of project	Approved by BCC	July 2007
DA-0343-07	Development agreement for the site	Approved by BCC	April 2007
UC-0233-07	Increased the number of resort condominiums with kitchens	Approved by PC	April 2007
UC-1515-06	Alternative landscaping on east property line	Approved by BCC	December 2006

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-0932-06 (WC-0334-06)	Waiver of conditions to amend the development agreement condition for early permits	Approved by BCC	December 2006
UC-1242-06	Allowed modular buildings during construction of the resort hotel	Approved by PC	October 2006
UC-0932-06	Resort hotel	Approved by BCC	October 2006
UC-0065-01 (ET-0060-04)	Second extension of time for a use permit to allow a resort, hotel, and casino	Approved by BCC	April 2004
UC-1168-01 (ET-0059-04)	Second extension of time for a use permit for additions to a hotel and casino	Approved by BCC	April 2004
UC-1591-04	Temporary batch plant - expired	Approved by PC	October 2004
WS-1855-00 (ET-0008-04)	Third extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved by PC	February 2004
UC-1168-01 (ET-0400-02)	Extension of time for a use permit for additions to a hotel and casino	Approved by BCC	February 2003
UC-1539-02	Expansion to a previously approved recreational facility in conjunction with approved condominium towers	Approved by BCC	December 2002
ET-0025-02 (WS-1855-00)	Extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved by PC	March 2002
UC-1168-01	Additions to a hotel and casino - expired	Approved by BCC	January 2002
UC-0955-01	Temporary batch plant in conjunction with a construction project	Approved by PC	September 2001
UC-0065-01	Resort, hotel, and casino	Approved by BCC	March 2001
WS-1855-00	Waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign - expired	Approved by PC	February 2001
UC-0681-94 (ET-0236-99)	Extension of time for exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1999
UC-0681-94	Exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1995
UC-0550-95	Cellular transmission/receiving facility consisting of roof mounted panel antennas and a 300 square foot roof on an existing hotel tower	Approved by PC	May 1995
UC-0996-94	Single outdoor concert and temporary tents	Approved by PC	June 1994

**Prior Land Use Requests**

Application Number	Request	Action	Date
VC-0413-94	Temporary construction barrier and temporary signage in conjunction with an existing hotel and casino	Approved by PC	May 1994

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped (approved for a sports arena)
South	Commercial Tourist	P-F	Parking for the Las Vegas Convention Center
East	Commercial Tourist	H-1	Turnberry Place (residential high-rise)
West	Commercial Tourist	H-1 & U-V	Circus Circus Resort Hotel & The Sky mixed-use development

**Related Applications**

Application Number	Request
ET-21-400075 (DR-0289-09)	An extension of time for a design review requiring the redesign of a loading dock structure and cover for a resort hotel is a companion item on this agenda.
ET-21-400077 (UC-0489-08)	An extension of time for a use permit with deviations to development standards for signage is a companion item on this agenda.
ET-21-400078 (UC-0923-06)	An extension of time for a use permit to allow a personal service business, retail sales, permanent makeup, and wall signage in conjunction with an existing office complex is a companion item on this agenda.
ET-21-400079 (UC-0233-07)	An extension of time for a use permit to increase the number of resort condo units in conjunction with an approved resort hotel is a companion item on this agenda.
ET-21-400080 (DR-0213-08)	An extension of time for a design review for the exterior elevation of the east wall of the convention/parking facility of a previously approved resort hotel is a companion item on this agenda.
ET-21-400082 (UC-0698-07)	An extension of time for a use permit to allow increased building height and deviations from development standards is a companion item on this agenda.
ET-21-400083 (UC-1315-06)	An extension of time for a use permit to allow deviations to development standards for landscaping is a companion item on this agenda.
ET-21-400084 (UC-1242-06)	An extension of time for a use permit to allow an office (modular building) is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **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.

This request has been filed to allow the new owner to have more time to research prior land use applications and to obtain the necessary permits to complete the project. Staff has no objection to this request.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Until July 17, 2024 to complete;
- Prior to final Certificate of Occupancy, new land use applications for final uses and design to replace all prior land use application.
- 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.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: SHERYL KASS**

**CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV 89101**

07/07/21 BCC AGENDA SHEET

LOADING DOCK COVER  
(TITLE 30)

ELVIS PRESLEY BLVD/LAS VEGAS BLVD S

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400075 (DR-0289-09)-JDR OWNER, LLC:**

**DESIGN REVIEW THIRD EXTENSION OF TIME** to commence the redesign of a loading dock structure and cover for a resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone.

**WAIVER OF CONDITIONS** of a use permit (UC-0698-07) requiring that the loading dock driveway on the exterior of the convention/parking facility shall be covered save and except for the ingress and egress portions of this driveway, if the covering of this driveway is approved by Clark County, and subject to then meeting applicable LEED (Leadership in Energy and Environmental Design) standards, this covering shall be covered with artificial turf as determined by the applicant.

Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-09-617-001; 162-09-617-002

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2777 Las Vegas Boulevard South
- Site Acreage: 24.5
- Number of Lots/Units: 2,880 (resort hotel rooms)/1,020 (resort condominium rooms with kitchens)
- Project Type: Loading dock structure/cover
- Building Height (feet): 735
- Square Feet: 8,204,320
- Parking Required/Provided: 8,855/6,198 (deviation approved under UC-0698-07)

### History & Site Plan

The applicant received previous approval of an administrative extension of time on December 28, 2017; with a condition that the application commence by May 5, 2018, to align with the expiration date of building permits PAC 06-47392, 07-07220, and 07-17708.

UC-0698-07 was previously approved by the Board of County Commissioners (BCC) in July 2007 for the modification and increase in square footage of a previously approved resort hotel (Fontainebleau). Conditions of approval of the use permit required the applicant to cover portions of the driveway located on the east side of the development, adjacent to the Turnberry Place, with artificial turf, subject to meeting applicable LEED (Leadership in Energy and Environmental Design) standards. The intent of the condition was to screen/block the view of residents looking down into the loading dock area. After consultation with LEED experts, it was determined that artificial turf is not a LEED compliant material for roofing due to its heat retaining properties and the proposal was revised with approval of the design review and waiver of conditions.

Previously approved plans for the revision illustrate the structure consisting of an open aluminum space frame system painted light tan.

### Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400040 (DR-0289-09):

#### Current Planning

- Until May 5, 2021 to commence.
- Applicant is advised that 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.

Listed below are the approved conditions for ADET-1368-17 (DR-0289-09):

#### Current Planning

- Until May 5, 2018 to commence to match the current expiration of PACs 06-47392, 07-07220, and 07-17708.
- Applicant is advised that future extensions of time must be heard by the Board of County Commissioners; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for DR-0289-09:

#### Current Planning

- Cover design and color per plans dated June 1, 2009;
- Design review as a public hearing for any significant changes to the plans;
- All applicable standard conditions for this application type.

- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this is the third extension of time for DR-0289-09. This request is being filed with 8 other requests for extensions of time (on the same site) and is required because the current owners recently purchased the uncompleted project and need time to review and evaluate all existing land use approvals before commencing the project. The applicant is working towards progressing on the project by replacing all existing bond approvals and obtaining building permits to continue construction. The applicant is requesting a 3 year extension of time and would like all approvals to run concurrently.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-19-0428	Changes and modifications to an approved resort hotel (Drew formally Fontainebleau)	Approved by BCC	July 2019
ET-18-400040 (DR-0289-09)	Second extension of time for a redesign of a loading dock and cover	Approved by BCC	April 2018
ET-18-400042 (UC-0489-08)	Second extension of time for deviations for roof signs and modified separation requirements	Approved by BCC	April 2018
ET-18-400043 (UC-0932-06)	Second extension of time for the resort hotel	Approved by BCC	April 2018
ET-18-400044 (UC-0233-07)	Second extension of time for a use permit to increase the number of resort condominiums with kitchens	Approved by BCC	April 2018
ET-18-400045 (DR-0213-08)	Second extension of time to redesign east façade of parking garage/convention facility	Approved by BCC	April 2018
ET-18-400046 (UC-0698-07)	Second extension of time to increase building height and square footage of project	Approved by BCC	April 2018
ET-18-400047 (UC-1515-06)	Second extension of time for alternative landscaping on east property line	Approved by BCC	April 2018
ET-18-400048 (UC-1242-06)	Second extension of time to allow modular buildings during construction of the resort hotel	Approved by BCC	April 2018
ADET-1371-17 (DR-0213-08)	First extension of time to redesign east façade of parking garage/convention facility	Approved by ZA	December 2017
ADET-1369-17 (UC-0698-07)	First extension of time to increase building height and square footage of project	Approved by ZA	December 2017
ADET-1368-17 (DR-0289-09)	First extension of time to redesign loading dock area	Approved by ZA	December 2017



### Prior Land Use Requests

Application Number	Request	Action	Date
ADET-1367-17 (UC-0489-08)	First extension of time for roof signs and modified separation requirements	Approved by ZA	December 2017
ADET-1366-17 (UC-1515-06)	First extension of time for alternative landscaping on east property line	Approved by ZA	December 2017
ADET-1365-17 (UC-0932-06)	First extension of time for the resort hotel	Approved by ZA	December 2017
ADET-1364-17 (UC-0233-07)	First extension of time to increase the number of resort condominiums with kitchens	Approved by ZA	December 2017
ADET-1363-17 (UC-1242-06)	First extension of time to allow modular buildings during construction of the resort hotel	Approved by ZA	December 2017
AG-0889-17	Consent to assignment and assumption of Fontainebleau Las Vegas Resort development agreement	Approved by BCC	August 2017
WS-0370-15	Extension to off-site bond improvements	Approved by BCC	November 2015
SC-0207-15	Renamed Riviera Boulevard to Elvis Presley Boulevard	Approved by PC	May 2015
WS-0214-11	Extension to off-site bond improvements	Approved by BCC	July 2011
DA-0311-09	Third amendment to development agreement	Approved by BCC	June 2009
DR-0289-09	Redesigned loading dock area	Approved by BCC	June 2009
SC-0288-09	Allowed an alternative floor/unit numbering system	Approved by PC	June 2009
DA-0951-08	Second amendment to development agreement	Approved by BCC	November 2008
UC-0489-08	Deviations for roof signs and modified separation requirements	Approved by BCC	June 2008
DR-0213-08	Redesigned east façade of parking garage/convention facility	Approved by BCC	April 2008
DA-0949-07	First amendment to development agreement	Approved by BCC	August 2007
UC-0698-07	Increased building height and square footage of project	Approved by BCC	July 2007
DA-0343-07	Development agreement for the site	Approved by BCC	April 2007
UC-0233-07	Increased the number of resort condominiums with kitchens	Approved by PC	April 2007
UC-1515-06	Alternative landscaping on east property line	Approved by BCC	December 2006
UC-0932-06 (WC-0334-06)	Waiver of conditions to amend the development agreement condition for early permits	Approved by BCC	December 2006

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-1242-06	Allowed modular buildings during construction of the resort hotel	Approved by PC	October 2006
UC-0932-06	Resort hotel	Approved by BCC	October 2006
UC-0065-01 (ET-0060-04)	Second extension of time for a use permit to allow a resort, hotel, and casino	Approved by BCC	April 2004
UC-1168-01 (ET-0059-04)	Second extension of time for use permit for additions to a hotel and casino	Approved by BCC	April 2004
UC-1591-04	Temporary batch plant - expired	Approved by PC	October 2004
WS-1855-00 (ET-0008-04)	Third extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved by PC	February 2004
UC-1168-01 (ET-0400-02)	Extension of time for a use permit for additions to a hotel and casino	Approved by BCC	February 2003
UC-1539-02	Expansion to a previously approved recreational facility in conjunction with approved condominium towers	Approved by BCC	December 2002
ET-0025-02 (WS-1855-00)	Extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved by PC	March 2002
UC-1168-01	Additions to a hotel and casino-expired	Approved by BCC	January 2002
UC-0955-01	Temporary batch plant in conjunction with a construction project	Approved by PC	September 2001
UC-0065-01	Resort, hotel, and casino	Approved by BCC	March 2001
WS-1855-00	Waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign - expired	Approved by PC	February 2001
UC-0681-94 (ET-0236-99)	Extension of time for exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1999
UC-0681-94	Exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1995
UC-0550-95	Cellular transmission/receiving facility consisting of roof mounted panel antennas and a 300 square foot roof on an existing hotel tower	Approved by PC	May 1995
UC-0996-94	Single outdoor concert and temporary tents	Approved by PC	June 1994

**Prior Land Use Requests**

Application Number	Request	Action	Date
VC-0413-94	Temporary construction barrier and temporary signage in conjunction with an existing hotel and casino	Approved by PC	May 1994

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped (approved for a sports arena)
South	Commercial Tourist	P-F	Parking for the Las Vegas Convention Center
East	Commercial Tourist	H-1	Turnberry Place (residential high-rise)
West	Commercial Tourist	H-1 & U-V	Circus Circus Resort Hotel & The Sky mixed-use development

**Related Applications**

Application Number	Request
ET-21-400074 (DR-19-0428)	An extension of time for a design review requiring changes and modifications to an approved resort hotel is a companion item on this agenda.
ET-21-400077 (UC-0489-08)	An extension of time for a use permit with deviations to development standards for signage is a companion item on this agenda.
ET-21-400078 (UC-0923-06)	An extension of time for a use permit to allow a personal service business, retail sales, permanent makeup, and wall signage in conjunction with an existing office complex is a companion item on this agenda.
ET-21-400079 (UC-0233-07)	An extension of time for a use permit to increase the number of resort condo units in conjunction with an approved resort hotel is a companion item on this agenda.
ET-21-400080 (DR-0213-08)	An extension of time for a design review for the exterior elevation of the east wall of the convention/parking facility of a previously approved resort hotel is a companion item on this agenda.
ET-21-400082 (UC-0698-07)	An extension of time for a use permit allowing increased building height and deviations to development standards is a companion item on this agenda.
ET-21-400083 (UC-1515-06)	An extension of time for a use permit to allow deviations to development standards in conjunction with a resort is a companion item on this agenda.
ET-21-400084 (UC-1242-06)	An extension of time for a use permit to allow office buildings (modular buildings) in an H-1 (Limited Resort and Apartment) zone is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **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.

This request has been filed to allow the new owner to have more time to research prior land use applications and to obtain the necessary permits to complete the project. Staff has no objection to the request.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Until July 17, 2024 to complete;
- Prior to final Certificate of Occupancy, new land use applications for final uses and design to replace all prior land use applications.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** SHERYL KASS

**CONTACT:** CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

SIGNS  
(TITLE 30)

ELVIS PRESLEY BLVD/LAS VEGAS BLVD S

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400077 (UC-0489-08)-JDR OWNER, LLC:**

**USE PERMIT THIRD EXTENSION OF TIME** to commence deviations to development standards.

**DEVIATIONS** for the following: 1) permit a roof sign; 2) reduce the height/setback ratio adjacent to an arterial street (Las Vegas Boulevard South); 3) reduce the separation between free-standing signs and monument signs; 4) increase wall sign projection; 5) increase temporary sign area; and 6) all other deviations per plans on file.

**WAIVER OF DEVELOPMENT STANDARDS** reduce the street setback along Las Vegas Boulevard South and Elvis Presley Boulevard for a temporary sign.

**DESIGN REVIEWS** for a sign package including the following: 1) increase animated sign area; 2) increase projecting sign area and height; 3) increase the average letter height for wall signs; and 4) temporary sign for a resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (for possible action)

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**RELATED INFORMATION:**

**APN:**

162-09-617-001; 162-09-617-002

**DEVIATIONS:**

1. Permit a roof sign where roof signs are prohibited.
2. Reduce the height/setback ratio adjacent to an arterial street with the inclusion of a roof sign to 22.7 feet where 67 feet is the standard with the encroachment occurring at a height of 73.1 feet above grade (a 66% reduction).
3. Reduce the separation between free-standing signs and monument signs to a minimum of 32 feet where 100 feet is the standard (a 68% reduction).
4. Increase wall sign projection to 5 feet where 3 feet is the standard (a 40% increase).
5. Increase the area for a temporary sign to 2,592 square feet where 2,171 square feet is the standard (a 16% increase).
6. Permit all other deviations as depicted per plans on file.

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the setback along street frontages (Las Vegas Boulevard South and Elvis Presley Boulevard) for a temporary for sale/construction sign to zero feet where 10 feet is the standard.

## **DESIGN REVIEWS:**

1. Increase animated sign area to 42,264 square feet where 150 square feet is the standard (a 282% increase).
2.
  - a. Increase projecting sign area to 780 square feet where 32 square feet is the standard (a 95% increase).
  - b. Increase the height of projecting signs to 60 feet where 4 feet is the standard (a 66% increase).
3. Increase the average letter height for wall signs to 40 feet where 10 feet is the standard (a 300% increase).
4. Permit a temporary sign more than 1,200 square feet.

## **LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: 2777 Las Vegas Boulevard South
- Site Acreage: 24.5
- Number of Lots/Units: 2,880 (resort hotel rooms)/1,020 (resort condominium rooms with kitchens)
- Project Type: Signs
- Building Height (feet): 735
- Square Feet: 8,204,320
- Parking Required/Provided: 8,855/6,198 (deviation approved under UC-0698-07)

#### History

The applicant received previous approval of an administrative extension of time on December 28, 2017, with a condition that the application commence by May 5, 2018, to align with the expiration date of building permits PAC 06-47392, 07-07220, and 07-17708.

#### Signage

UC-0489-08 was previously approved for a sign package for The Drew Las Vegas formerly the Fontainebleau Resort Hotel. There is a wide array of signs positioned on the north, west, and south sides of the buildings. The marquee sign of the development will be a 10,329.7 square foot roof sign on top of the podium level along Las Vegas Boulevard South. The roof sign is designed as a part of the building and will increase the height of the building to 236 feet. The dominant feature of the sign package is the animated signs that total 42,264 square feet. The plans depict the animated signs stretching all along the Las Vegas Boulevard South facade and on a portion of the Elvis Presley Boulevard facade. The animated signs are complemented with a series of illuminated wall signs, 32,811 square feet that will be used primarily for direction and identification. Three wall signs are located at the top of the 735 foot high-rise tower with 1 of the signs having its lowest point at 435 feet above grade. A majority of the proposed freestanding and monument signs are located at the northern driveway with the remaining signs positioned next to the building entrances along Las Vegas Boulevard South and Elvis Presley

Boulevard. The freestanding and monument signs are designed on a human scale and the primary function is directional.

The use permits also included a 2,592 square foot temporary sign while the resort is under construction. The temporary sign is mounted on the existing fence located on the property line.

#### Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400042 (UC-0489-08):

##### Current Planning

- Until May 5, 2021 to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

##### Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ADET-1567-17 (UC-0489-08):

##### Current Planning

- Until May 5, 2018 to commence to match the current expiration of PACs 06-47392, 07-07220, and 07-17708.
- Applicant is advised that future extensions of time must be heard by the Board of County Commissioners; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-0489-08:

##### Current Planning

- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

##### Civil Engineering

- All signs to remain 10 feet from the right-of-way and maintain sight visibility requirements;
- No sign in or above the sidewalk or easements;
- Sign SD-11 to be relocated outside of the existing pedestrian bridge easement.

### Applicant's Justification

The applicant indicates this is the third extension of time for UC-0489-08. This request is being filed with 8 other requests for extensions of time (on the same site) and is required because the current owners recently purchased the uncompleted project and need time to review and evaluate all existing land use approvals before commencing the project. The applicant is working towards progressing on the project by replacing all existing bond approvals and obtaining building permits to continue construction. The applicant is requesting a 3 year extension of time and would like all approvals to run concurrently.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-19-0428	Changes and modifications to an approved resort hotel (Drew formally Fontainebleau)	Approved by BCC	July 2019
ET-18-400040 (DR-0289-09)	Second extension of time for a redesign of a loading dock and cover	Approved by BCC	April 2018
ET-18-400042 (UC-0489-08)	Second extension of time for deviations for roof signs and modified separation requirements	Approved by BCC	April 2018
ET-18-400043 (UC-0932-06)	Second extension of time for the resort hotel	Approved by BCC	April 2018
ET-18-400044 (UC-0233-07)	Second extension of time for a use permit to increase the number of resort condominiums with kitchens	Approved by BCC	April 2018
ET-18-400045 (DR-0213-08)	Second extension of time to redesign east façade of parking garage/convention facility	Approved by BCC	April 2018
ET-18-400046 (UC-0698-07)	Second extension of time to increase building height and square footage of project	Approved by BCC	April 2018
ET-18-400047 (UC-1515-06)	Second extension of time for alternative landscaping on east property line	Approved by BCC	April 2018
ET-18-400048 (UC-1242-06)	Second extension of time to allow modular buildings during construction of the resort hotel	Approved by BCC	April 2018
ADET-1371-17 (DR-0213-08)	First extension of time to redesign east façade of parking garage/convention facility	Approved by ZA	December 2017
ADET-1369-17 (UC-0698-07)	First extension of time to increase building height and square footage of project	Approved by ZA	December 2017
ADET-1368-17 (DR-0289-09)	First extension of time to redesign loading dock area	Approved by ZA	December 2017
ADET-1367-17 (UC-0489-08)	First extension of time for roof signs and modified separation requirements	Approved by ZA	December 2017
ADET-1366-17 (UC-1515-06)	First extension of time for alternative landscaping on east property line	Approved by ZA	December 2017
ADET-1365-17 (UC-0932-06)	First extension of time for the resort hotel	Approved by ZA	December 2017
ADET-1364-17 (UC-0233-07)	First extension of time to increase the number of resort condominiums with kitchens	Approved by ZA	December 2017



**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADET-1363-17 (UC-1242-06)	First extension of time to allow modular buildings during construction of the resort hotel	Approved by ZA	December 2017
AG-0889-17	Consent to assignment and assumption of Fontainebleau Las Vegas Resort development agreement	Approved by BCC	August 2017
WS-0370-15	Extension to off-site bond improvements	Approved by BCC	November 2015
SC-0207-15	Renamed Riviera Boulevard to Elvis Presley Boulevard	Approved by PC	May 2015
WS-0214-11	Extension to off-site bond improvements	Approved by BCC	July 2011
DA-0311-09	Third amendment to development agreement	Approved by BCC	June 2009
DR-0289-09	Redesigned loading dock area	Approved by BCC	June 2009
SC-0288-09	Allowed an alternative floor/unit numbering system	Approved by PC	June 2009
DA-0951-08	Second amendment to development agreement	Approved by BCC	November 2008
UC-0489-08	Deviations for roof signs and modified separation requirements	Approved by BCC	June 2008
DR-0213-08	Redesigned east façade of parking garage/convention facility	Approved by BCC	April 2008
DA-0949-07	First amendment to development agreement	Approved by BCC	August 2007
UC-0698-07	Increased building height and square footage of project	Approved by BCC	July 2007
DA-0343-07	Development agreement for the site	Approved by BCC	April 2007
UC-0233-07	Increased the number of resort condominiums with kitchens	Approved by PC	April 2007
UC-1515-06	Alternative landscaping on east property line	Approved by BCC	December 2006
UC-0932-06 (WC-0334-06)	Waiver of conditions to amend the development agreement condition for early permits	Approved by BCC	December 2006
UC-1242-06	Allowed modular buildings during construction of the resort hotel	Approved by PC	October 2006
UC-0932-06	Resort hotel	Approved by BCC	October 2006
UC-0065-01 (ET-0060-04)	Second extension of time for a use permit to allow a resort, hotel, and casino	Approved by BCC	April 2004
UC-1168-01 (ET-0059-04)	Second extension of time for a use permit for additions to a hotel and casino	Approved by BCC	April 2004

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-1591-04	Temporary batch plant - expired	Approved by PC	October 2004
WS-1855-00 (ET-0008-04)	Third extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved by PC	February 2004
UC-1168-01 (ET-0400-02)	Extension of time for a use permit for additions to a hotel and casino	Approved by BCC	February 2003
UC-1539-02	Expansion to a previously approved recreational facility in conjunction with approved condominium towers	Approved by BCC	December 2002
ET-0025-02 (WS-1855-00)	Extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved by PC	March 2002
UC-1168-01	Additions to a hotel and casino-expired	Approved by BCC	January 2002
UC-0955-01	Temporary batch plant in conjunction with a construction project	Approved by PC	September 2001
UC-0065-01	Resort, hotel, and casino	Approved by BCC	March 2001
WS-1855-00	Waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign - expired	Approved by PC	February 2001
UC-0681-94 (ET-99-0236)	Extension of time for exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1999
UC-0681-94	Exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1995
UC-0550-95	Cellular transmission/receiving facility consisting of roof mounted panel antennas and a 300 square foot roof on an existing hotel tower	Approved by PC	May 1995
UC-0996-94	Single outdoor concert and temporary tents	Approved by PC	June 1994
VC-0413-94	Requested for temporary construction barrier and temporary signage in conjunction with an existing hotel and casino	Approved by PC	May 1994

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial Tourist	H-1	Undeveloped (approved for a sports arena)

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial Tourist	P-F	Parking for the Las Vegas Convention Center
East	Commercial Tourist	H-1	Turnberry Place (residential high-rise)
West	Commercial Tourist	H-1 & U-V	Circus Circus Resort Hotel & The Sky mixed-use development

**Related Applications**

Application Number	Request
ET-21-400074 (DR-19-0428)	An extension of time for a design review requiring changes and modifications to an approved resort hotel is a companion item on this agenda.
ET-21-400075 (DR-0289-09)	An extension of time for a design review requiring the redesign of a loading dock structure and cover for a resort hotel is a companion item on this agenda.
ET-21-400078 (UC-0923-06)	An extension of time for a use permit to allow a personal service business, retail sales, permanent makeup, and wall signage in conjunction with an existing office complex is a companion item on this agenda.
ET-21-400079 (UC-0233-07)	An extension of time for a use permit to increase the number of resort condo units in conjunction with an approved resort hotel is a companion item on this agenda.
ET-21-400080 (DR-0213-08)	An extension of time for a design review for the exterior elevation of the east wall of the convention/parking facility of a previously approved resort hotel is a companion item on this agenda.
ET-21-400082 (UC-0698-07)	An extension of time for a use permit allowing increased building height and deviations to development standards is a companion item on this agenda.
ET-21-400083 (UC-1515-06)	An extension of time for a use permit to allow deviations to development standards in conjunction with a resort is a companion item on this agenda.
ET-21-400084 (UC-1242-06)	An extension of time for a use permit to allow office buildings (modular buildings) in an H-1 (Limited Resort and Apartment) zone is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**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.

This request has been filed to allow the new owner to have more time to research prior land use applications and to obtain the necessary permits to complete the project. Staff has no objection to the request.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until July 17, 2024 to complete;
- Prior to final Certificate of Occupancy, new land use applications for final uses and design to replace all prior land use applications.
- 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.

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

- No comment.

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

**APPLICANT: SHERYL KASS**

**CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV 89101**

RESORT HOTEL  
(TITLE 30)

ELVIS PRESLEY BLVD/LAS VEGAS BLVD S

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400078 (UC-0923-06)-JDR OWNER, LLC:**

**USE PERMITS THIRD EXTENSION OF TIME** to commence the following: 1) a resort hotel/casino consisting of 2,929 hotel rooms; 2) 959 resort condominium units; 3) public areas including all casino areas, showrooms, live entertainment areas, shopping center areas, indoor and outdoor dining areas, entertainment areas, offices, meeting and convention areas, back-of-house areas, and parking structures; 4) increase the height of the high-rise tower; 5) kitchens within the rooms; 6) associated accessory and incidental commercial uses, buildings, and structures; 7) a construction office and office within the parking structure; and 8) deviations from development standards.

**DEVIATIONS** for the following: 1) reduce the on-site parking requirements; 2) reduce the number of loading spaces; 3) permit tandem parking spaces; 4) encroachment into airspace; and 5) all other deviations as shown per plans on file.

**DESIGN REVIEWS** for the following: 1) a resort hotel/casino and resort condominium high-rise tower; 2) water features; and 3) all other accessory and incidental buildings and structures on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-09-617-001; 162-09-617-002

**USE PERMITS:**

1. Permit a resort hotel/casino consisting of 2,929 hotel rooms.
2. Permit 959 resort condominium units.
3. Public areas including all casino areas, showrooms, live entertainment areas, shopping center areas, indoor and outdoor dining areas, entertainment areas, offices, meeting and convention areas, back-of-house areas, and parking structures.
4. Increase the height of the high-rise tower to 735 feet where 100 feet is the standard.
5. Kitchens within the rooms.
6. Associated accessory and incidental commercial uses, buildings, and structures.
7. A 9,400 square foot construction office and 20,000 square foot office within the parking structure.
8. All other deviations from development standards as shown on plans.

**DEVIATIONS:**

1. Reduce the number of parking spaces required from 7,870 parking spaces to 5,745 parking spaces (a 27% reduction).
2. Reduce the number of loading spaces from 68 spaces.
3. Allow for up to 30% of the required parking or 1,724 parking spaces to be tandem parking.
4. Encroachment into airspace.
5. All other deviations as shown per plans on file.

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

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

- Site Address: 2777 Las Vegas Boulevard South
- Site Acreage: 24.5
- Number of Lots/Units: 2,880 (resort hotel rooms)/1,020 (resort condominium rooms with kitchens)
- Project Type: Resort hotel
- Building Height (feet): 735
- Square Feet: 8,204,320
- Parking Required/Provided: 8,855/6,198 (deviation approved under UC-0698-07)

**History & Site Plan**

The applicant received previous approval of an administrative extension of time on December 28, 2017 with a condition that the application commence by May 5, 2018 to align with the expiration date of building permits PAC 06-47392, 07-07220, and 07-17708.

UC-0932-06 was previously approved for a resort hotel/casino with various components and amenities, and included all associated accessory and incidental commercial uses, buildings, and structures. Since approval, the project has been revised by subsequent applications and the ownership of the project has changed. Today, the resort hotel/casino consists of 2,880 resort hotel rooms and 1,020 resort condominium rooms with kitchens. The street level plan for the resort will house several elements including the casino, bars and lounges, the hotel entrance and guest registration area, coffee shop, restaurants, several other retail centers, and a garden.

**Landscaping**

Previously approved plans depict an attractively landscaped pedestrian realm area that is provided along both Las Vegas Boulevard South and Elvis Presley Boulevard, and includes outdoor patios, a detached sidewalk along Las Vegas Boulevard South, planting areas, enhanced paving, and several water features.

**Elevations**

Previously approved plans show the podium levels of the building will include EIFS wall finishes, block, metal wall panels, and glass wall systems. The high-rise portion of the building will consist of non-reflective glass screen walls over metal panels.

### Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400043 (UC-0932-06):

#### Current Planning

- Until May 5, 2021 to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ADET-1365-17 (UC-0932-06):

#### Current Planning

- Until May 5, 2018 to commence to match the current expiration of PACs 06-47392, 07-07220, and 07-17708.
- Applicant is advised that future extensions of time must be heard by the Board of County Commissioners; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-0932-06:

#### Current Planning

- A development agreement as agreed upon by the applicant to mitigate and address issues identified by the Technical Reports and Studies;
- Expunge the following land use applications: UC-0250-04, UC-1168-01, UC-0955-01, UC-0065-01, and UC-2042-96;
- Coordinate with Clark County Traffic Engineering to reduce where possible the number of driveways along Elvis Presley Boulevard;
- Provide 5 feet of landscaping along Elvis Presley Boulevard, with remainder of setbacks used for detached sidewalk (approximately 10-foot total width of sidewalk) to be used as the pedestrian realm;
- Compliance with transportation element;
- All applicable standard conditions for this application type.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; approval of this use permit only approves any relaxed standards that depart from the development and improvement standards required by Title 30 provided such relaxed standards completely comply with the approved plans on file; any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

## Civil Engineering

- A roadway width of 85 feet from the centerline of Las Vegas Boulevard South, with a 15 foot wide detached sidewalk be provided;
- Excess right-of-way for Las Vegas Boulevard South may be landscaped by the applicant until such time that widening of Las Vegas Boulevard South occurs;
- Providing emergency access for Turnberry Place via Elvis Presley Boulevard in accordance with the agreement in place;
- Drainage study and compliance;
- Traffic study and compliance;
- Traffic study to also address: a) Evaluation of traffic control needs and determination of contributory shares of future traffic control devices, costs, and measures, b) Evaluation of access and circulation patterns proposed, c) Pedestrian safety needs, d) Determination of lane configurations at proposed project access points necessary to accommodate projected traffic volumes, e) Determine the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes, the minimum effective width on Las Vegas Boulevard South is 10 feet, f) Turnover analysis for the porte-cochere and recommendation of mitigation measures as applicable, g) Impacts to regional air quality due to traffic generated by this development, h) Identification and implementation of Traffic Demand Management (TDM) measures with a follow-up study and presentation to the Board of County Commissioners (BCC) within 1 year of opening to the public;
- Any physical improvements identified in the traffic study needed to accommodate vehicular and pedestrian volumes generated by the project may require additional right-of-way dedication to Clark County;
- Traffic study to also include impact mitigation plan to be reviewed by the staffs of Freeway and Arterial System of Transportation (FAST), Clark County Development Services, Civil Engineering Division and Clark County Public Works, Traffic Management Division with the plan to be approved by the BCC;
- Construct full off-site improvements with improvements meeting current County standards or an acceptable equivalent;
- Construct a fourth northbound through lane along the projects frontage on Las Vegas Boulevard South;
- Construct exclusive right turn lanes on Las Vegas Boulevard South and Elvis Presley Boulevard for projects' driveways that provide public access as required by the traffic study;
- Any median modifications to be coordinated with Clark County Public Works Beautification project;
- Right-of-way dedication required for all through and turn lanes;
- If sidewalk is outside of the right-of-way, execute agreements requiring the developer to maintain sidewalks and be responsible for any liability relating to the sidewalks and hold Clark County harmless;



- Any non-standard improvements within the right-of-way will require a License and Maintenance Agreement with Clark County;
- Grant necessary easements to Clark County for public access and roadway along Las Vegas Boulevard South to accommodate a proportionate share of a 100 foot half street;
- Project showing nonstandard improvements, including walls and water features within the additional easement area required by the master transportation plan along Las Vegas Boulevard South.
- Applicant is advised that upon widening of Las Vegas Boulevard South, or the construction of other public access facilities, portions of their pedestrian realm and/or water features may have to be eliminated.

#### Department of Aviation

- No building permits shall be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;
- Applicant is required to file a valid Federal Aviation Administration (FAA) Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA in accordance with 14 CFR Part 77;
- Alternatively, the applicant may submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- Applicant must also receive either a permit from the Director of Aviation or a variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48.120 of the Clark County Unified Development Code.
- Applicant, its successors, assigns, licensees, invitees, and tenants are advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development, impacted by aircraft operations, which was constructed after October 1, 1998, therefore, funds will not be available in the future should the applicant, its successors, assigns, licensees, invitees, and tenants wish to be purchased or soundproofed; issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; the Federal Aviation Administration (FAA) will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

#### Applicant's Justification

The applicant indicates this is the third extension of time for UC-0923-06. This request is being filed with 8 other requests for extensions of time (on the same site) and is required because the current owners recently purchased the uncompleted project and need time to review and evaluate all existing land use approvals before commencing the project. The applicant is working towards progressing on the project by replacing all existing bond approvals and obtaining building

permits to continue construction. The applicant is requesting a 3 year extension of time and would like all approvals to run concurrently.

#### Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0428	Changes and modifications to an approved resort hotel (Drew formally Fontainebleau)	Approved by BCC	July 2019
ET-18-400040 (DR-0289-09)	Second extension of time for a redesign of a loading dock and cover	Approved by BCC	April 2018
ET-18-400042 (UC-0489-08)	Second extension of time for deviations for roof signs and modified separation requirements	Approved by BCC	April 2018
ET-18-400043 (UC-0932-06)	Second extension of time for the resort hotel	Approved by BCC	April 2018
ET-18-400044 (UC-0233-07)	Second extension of time for a use permit to increase the number of resort condominiums with kitchens	Approved by BCC	April 2018
ET-18-400045 (DR-0213-08)	Second extension of time to redesign east façade of parking garage/convention facility	Approved by BCC	April 2018
ET-18-400046 (UC-0698-07)	Second extension of time to increase building height and square footage of project	Approved by BCC	April 2018
ET-18-400047 (UC-1515-06)	Second extension of time for alternative landscaping on east property line	Approved by BCC	April 2018
ET-18-400048 (UC-1242-06)	Second extension of time to allow modular buildings during construction of the resort hotel	Approved by BCC	April 2018
ADET-1371-17 (DR-0213-08)	First extension of time to redesign east façade of parking garage/convention facility	Approved by ZA	December 2017
ADET-1369-17 (UC-0698-07)	First extension of time to increase building height and square footage of project	Approved by ZA	December 2017
ADET-1368-17 (DR-0289-09)	First extension of time to redesign loading dock area	Approved by ZA	December 2017
ADET-1367-17 (UC-0489-08)	First extension of time for roof signs and modified separation requirements	Approved by ZA	December 2017
ADET-1366-17 (UC-1515-06)	First extension of time for alternative landscaping on east property line	Approved by ZA	December 2017
ADET-1365-17 (UC-0932-06)	First extension of time for the resort hotel	Approved by ZA	December 2017
ADET-1364-17 (UC-0233-07)	First extension of time to increase the number of resort condominiums with kitchens	Approved by ZA	December 2017
ADET-1363-17 (UC-1242-06)	First extension of time to allow modular buildings during construction of the resort hotel	Approved by ZA	December 2017
AG-0889-17	Consent to assignment and assumption of Fontainebleau Las Vegas Resort Development Agreement	Approved by BCC	August 2017

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-0370-15	Extension to off-site bond improvements	Approved by BCC	November 2015
SC-0207-15	Renamed Riviera Boulevard to Elvis Presley Boulevard	Approved by PC	May 2015
WS-0214-11	Extension to off-site bond improvements	Approved by BCC	July 2011
DA-0311-09	Third amendment to development agreement	Approved by BCC	June 2009
DR-0289-09	Redesigned loading dock area	Approved by BCC	June 2009
SC-0288-09	Allowed an alternative floor/unit numbering system	Approved by PC	June 2009
DA-0951-08	Second amendment to development agreement	Approved by BCC	November 2008
UC-0489-08	Deviations for roof signs and modified separation requirements	Approved by BCC	June 2008
DR-0213-08	Redesigned east façade of parking garage/convention facility	Approved by BCC	April 2008
DA-0949-07	First amendment to development agreement	Approved by BCC	August 2007
UC-0698-07	Increased building height and square footage of project	Approved by BCC	July 2007
DA-0343-07	Development agreement for the site	Approved by BCC	April 2007
UC-0233-07	Increased the number of resort condominiums with kitchens	Approved by PC	April 2007
UC-1515-06	Alternative landscaping on east property line	Approved by BCC	December 2006
UC-0932-06 (WC-0334-06)	Waiver of conditions to amend the development agreement condition for early permits	Approved by BCC	December 2006
UC-1242-06	Allowed modular buildings during construction of the resort hotel	Approved by PC	October 2006
UC-0932-06	Resort hotel	Approved by BCC	October 2006
UC-0065-01 (ET-0060-04)	Second extension of time for a use permit to allow a resort, hotel, and casino	Approved by BCC	April 2004
UC-1168-01 (ET-0059-04)	Second extension of time for use permit for additions to a hotel and casino	Approved by BCC	April 2004
UC-1591-04	Temporary batch plant - expired	Approved by PC	October 2004

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-1855-00 (ET-0008-04)	Third extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved by PC	February 2004
UC-1168-01 (ET-0400-02)	Extension of time for a use permit for additions to a hotel and casino	Approved by BCC	February 2003
UC-1539-02	Expansion to a previously approved recreational facility in conjunction with approved condominium towers	Approved by BCC	December 2002
ET-0025-02 (WS-1855-00)	Extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved by PC	March 2002
UC-1168-01	Additions to a hotel and casino - expired	Approved by BCC	January 2002
UC-0955-01	Temporary batch plant in conjunction with a construction project.	Approved by PC	September 2001
UC-0065-01	Resort, hotel, and casino	Approved by BCC	March 2001
WS-1855-00	Waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign - expired	Approved by PC	February 2001
UC-0681-94 (ET-0236-99)	Extension of time for exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1999
UC-0681-94	Exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1995
UC-0550-95	Cellular transmission/receiving facility consisting of roof mounted panel antennas and a 300 square foot roof on an existing hotel tower	Approved by PC	May 1995
UC-0996-94	Single outdoor concert and temporary tents	Approved by PC	June 1994
VC-0413-94	Temporary construction barrier and temporary signage in conjunction with an existing hotel and casino	Approved by PC	May 1994

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped (approved for a sports arena)
South	Commercial Tourist	P-F	Parking for the Las Vegas Convention Center

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Commercial Tourist	H-1	Turnberry Place (residential high-rise)
West	Commercial Tourist	H-1 & U-V	Circus Circus Resort Hotel & The Sky mixed-use development

### Related Applications

Application Number	Request
ET-21-400074 (DR-19-0428)	An extension of time for a design review requiring changes and modifications to an approved resort hotel is a companion item on this agenda.
ET-21-400075 (DR-0289-09)	An extension of time for a design review requiring the redesign of a loading dock structure and cover for a resort hotel is a companion item on this agenda.
ET-21-400077 (UC-0489-08)	An extension of time for a use permit with deviations to development standards for signage is a companion item on this agenda.
ET-21-400079 (UC-0233-07)	An extension of time for a use permit to increase the number of resort condo units in conjunction with an approved resort hotel is a companion item on this agenda.
ET-21-400080 (DR-0213-08)	An extension of time for a design review for the exterior elevation of the east wall of the convention/parking facility of a previously approved resort hotel is a companion item on this agenda.
ET-21-400082 (UC-0698-07)	An extension of time for a use permit allowing increased building height and deviations to development standards is a companion item on this agenda.
ET-21-400083 (UC-1515-06)	An extension of time for a use permit to allow deviations to development standards in conjunction with a resort is a companion item on this agenda.
ET-21-400084 (UC-1242-06)	An extension of time for a use permit to allow office buildings (modular buildings) in an H-1 (Limited Resort and Apartment) zone is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### 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.

This request has been filed to allow the new owner to have more time to research prior land use applications and to obtain the necessary permits to complete the project. Staff has no objection to the request.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until July 17, 2024 to complete;
- Prior to final Certificate of Occupancy, new land use applications for final uses and design to replace all prior land use applications.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- No comment.

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

- No comment.

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

**APPLICANT:** SHERYL KASS

**CONTACT:** CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV  
89101

07/07/21 BCC AGENDA SHEET

RESORT CONDOMINIUMS  
(TITLE 30)

ELVIS PRESLEY BLVD/LAS VEGAS BLVD S

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400079 (UC-0233-07)-JDR OWNER, LLC:**

**USE PERMIT THIRD EXTENSION OF TIME** to commence the increase of the number of resort condominiums (with kitchens) in conjunction with an approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-09-617-001; 162-09-617-002

**USE PERMIT:**

Permit 1,020 resort condominiums (with kitchens) where 959 resort condominiums were previously approved (UC-0932-06) for a resort hotel (The Drew Las Vegas).

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2777 Las Vegas Boulevard South
- Site Acreage: 24.5
- Number of Lots/Units: 2,880 (resort hotel rooms)/1,020 (resort condominium rooms with kitchens)
- Project Type: Resort condominiums
- Building Height (feet): 735
- Square Feet: 8,204,320
- Parking Required/Provided: 8,855/6,198 (deviation approved under UC-0698-07)

**History & Site Plan**

The applicant previously received approval of an administrative extension of time on December 28, 2017, with a condition that the application commence by May 5, 2018, to align with the expiration date of building permits PAC 06-47392, 07-07220, and 07-17708.

UC-0233-07 was approved to increase the number of resort condominium units (with kitchens) associated with a previously approved resort hotel (Fontainebleau) per UC-0932-06 to 1,020 units from 959 and reduce the overall number of hotel rooms to 2,880 from 2,929. The site plan depicted no other changes to the square footage of the accessory and incidental uses, landscaping around the site, or the height of the tower from the previously approved applications.

Landscaping

No change was proposed from what was previously approved for landscaping.

Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400044 (UC-0233-07):

**Current Planning**

- Until May 5, 2021 to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

Listed below are the approved conditions for ADET-1364-17 (UC-0233-07):

**Current Planning**

- Until May 5, 2018 to commence to match the current expiration of PACs 06-47392, 07-07220, and 07-17708.
- Applicant is advised that future extensions of time must be heard by the Board of County Commissioners; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-0233-07:

**Current Planning**

- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

**Civil Engineering**

- Compliance with UC-0932-06.

Signage

Signage is not a part of this request.



### Applicant's Justification

The applicant indicates this is the third extension of time for UC-0233-07. This request is being filed with 8 other requests for extensions of time (on the same site) and is required because the current owners recently purchased the uncompleted project and need time to review and evaluate all existing land use approvals before commencing the project. The applicant is working towards progressing on the project by replacing all existing bond approvals and obtaining building permits to continue construction. The applicant is requesting a 3 year extension of time and would like all approvals to run concurrently.

### Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0428	Changes and modifications to an approved resort hotel (Drew formally Fontainebleau)	Approved by BCC	July 2019
ET-18-400040 (DR-0289-09)	Second extension of time for a redesign of a loading dock and cover	Approved by BCC	April 2018
ET-18-400042 (UC-0489-08)	Second extension of time for deviations for roof signs and modified separation requirements	Approved by BCC	April 2018
ET-18-400043 (UC-0932-06)	Second extension of time for the resort hotel	Approved by BCC	April 2018
ET-18-400044 (UC-0233-07)	Second extension of time for a use permit to increase the number of resort condominiums with kitchens	Approved by BCC	April 2018
ET-18-400045 (DR-0213-08)	Second extension of time to redesign east façade of parking garage/convention facility	Approved by BCC	April 2018
ET-18-400046 (UC-0698-07)	Second extension of time to increase building height and square footage of project	Approved by BCC	April 2018
ET-18-400047 (UC-1515-06)	Second extension of time for alternative landscaping on east property line	Approved by BCC	April 2018
ET-18-400048 (UC-1242-06)	Second extension of time to allow modular buildings during construction of the resort hotel	Approved by BCC	April 2018
ADET-1371-17 (DR-0213-08)	First extension of time to redesign east façade of parking garage/convention facility	Approved by ZA	December 2017
ADET-1369-17 (UC-0698-07)	First extension of time to increase building height and square footage of project	Approved by ZA	December 2017
ADET-1368-17 (DR-0289-09)	First extension of time to redesign loading dock area	Approved by ZA	December 2017
ADET-1367-17 (UC-0489-08)	First extension of time for roof signs and modified separation requirements	Approved by ZA	December 2017
ADET-1366-17 (UC-1515-06)	First extension of time for alternative landscaping on east property line	Approved by ZA	December 2017
ADET-1365-17 (UC-0932-06)	First extension of time for the resort hotel	Approved by ZA	December 2017
ADET-1364-17 (UC-0233-07)	First extension of time to increase the number of resort condominiums with kitchens	Approved by ZA	December 2017

### Prior Land Use Requests

Application Number	Request	Action	Date
ADET-1363-17 (UC-1242-06)	First extension of time to allow modular buildings during construction of the resort hotel	Approved by ZA	December 2017
AG-0889-17	Consent to assignment and assumption of Fontainebleau Las Vegas Resort development agreement	Approved by BCC	August 2017
WS-0370-15	Extension to off-site bond improvements	Approved by BCC	November 2015
SC-0207-15	Renamed Riviera Boulevard to Elvis Presley Boulevard	Approved by PC	May 2015
WS-0214-11	Extension to off-site bond improvements	Approved by BCC	July 2011
DA-0311-09	Third amendment to development agreement	Approved by BCC	June 2009
DR-0289-09	Redesigned loading dock area	Approved by BCC	June 2009
SC-0288-09	Allowed an alternative floor/unit numbering system	Approved by PC	June 2009
DA-0951-08	Second amendment to development agreement	Approved by BCC	November 2008
UC-0489-08	Deviations for roof signs and modified separation requirements	Approved by BCC	June 2008
DR-0213-08	Redesigned east façade of parking garage/convention facility	Approved by BCC	April 2008
DA-0949-07	First amendment to development agreement	Approved by BCC	August 2007
UC-0698-07	Increased building height and square footage of project	Approved by BCC	July 2007
DA-0343-07	Development agreement for the site	Approved by BCC	April 2007
UC-0233-07	Increased the number of resort condominiums with kitchens	Approved by PC	April 2007
UC-1515-06	Alternative landscaping on east property line	Approved by BCC	December 2006
UC-0932-06 (WC-0334-06)	Waiver of conditions to amend the development agreement condition for early permits	Approved by BCC	December 2006
UC-1242-06	Allowed modular buildings during construction of the resort hotel	Approved by PC	October 2006
UC-0932-06	Resort hotel	Approved by BCC	October 2006
UC-0065-01 (ET-0060-04)	Second extension of time for a use permit to allow a resort, hotel, and casino	Approved by BCC	April 2004
UC-1168-01 (ET-0059-04)	Second extension of time for a use permit for additions to a hotel and casino	Approved by BCC	April 2004

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-1591-04	Temporary batch plant - expired	Approved by PC	October 2004
WS-1855-00 (ET-0008-04)	Third extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved by PC	February 2004
UC-1168-01 (ET-0400-02)	Extension of time for a use permit for additions to a hotel and casino	Approved by BCC	February 2003
UC-1539-02	Expansion to a previously approved recreational facility in conjunction with approved condominium towers	Approved by BCC	December 2002
ET-0025-02 (WS-1855-00)	Extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved by PC	March 2002
UC-1168-01	Additions to a hotel and casino - expired	Approved by BCC	January 2002
UC-0955-01	Temporary batch plant in conjunction with a construction project	Approved by PC	September 2001
UC-0065-01	Resort, hotel, and casino	Approved by BCC	March 2001
WS-1855-00	Waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign - expired	Approved by PC	February 2001
UC-0681-94 (ET-0236-99)	Extension of time for exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1999
UC-0681-94	Exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1995
UC-0550-95	Cellular transmission/receiving facility consisting of roof mounted panel antennas and a 300 square foot roof on an existing hotel tower	Approved by PC	May 1995
UC-0996-94	Single outdoor concert and temporary tents	Approved by PC	June 1994
VC-0413-94	Requested for temporary construction barrier and temporary signage in conjunction with an existing hotel and casino	Approved by PC	May 1994

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped (approved for a sports arena)

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial Tourist	P-F	Parking for the Las Vegas Convention Center
East	Commercial Tourist	H-1	Turnberry Place (residential high-rise)
West	Commercial Tourist	H-1 & U-V	Circus Circus Resort Hotel & The Sky mixed-use development

### Related Applications

Application Number	Request
ET-21-400074 (DR-19-0428)	An extension of time for a design review requiring changes and modifications to an approved resort hotel is a companion item on this agenda.
ET-21-400075 (DR-0289-09)	An extension of time for a design review requiring the redesign of a loading dock structure and cover for a resort hotel is a companion item on this agenda.
ET-21-400077 (UC-0489-08)	An extension of time for a use permit with deviations to development standards for signage is a companion item on this agenda.
ET-21-400078 (UC-0923-06)	An extension of time for a use permit to allow a personal service business, retail sales, permanent makeup, and wall signage in conjunction with an existing office complex is a companion item on this agenda.
ET-21-400080 (DR-0213-08)	An extension of time for a design review for the exterior elevation of the east wall of the convention/parking facility of a previously approved resort hotel is a companion item on this agenda.
ET-21-400082 (UC-0698-07)	An extension of time for a use permit allowing increased building height and deviations to development standards is a companion item on this agenda.
ET-21-400083 (UC-1515-06)	An extension of time for a use permit to allow deviations to development standards in conjunction with a resort is a companion item on this agenda.
ET-21-400084 (UC-1242-06)	An extension of time for a use permit to allow office buildings (modular buildings) in an H-1 (Limited Resort and Apartment) zone is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### 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.

This request has been filed to allow the new owner to have more time to research prior land use applications and to obtain the necessary permits to complete the project. Staff has no objection to the request.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until July 17, 2024 to complete;
- Prior to final Certificate of Occupancy, new land use applications for final uses and design to replace all prior land use applications.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** SHERYL KASS

**CONTACT:** CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV  
89101

07/07/21 BCC AGENDA SHEET

RESORT HOTEL  
(TITLE 30)

ELVIS PRESLEY BLVD/LAS VEGAS BLVD S

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400080 (DR-0213-08)-JDR OWNER, LLC:**

**DESIGN REVIEW THIRD EXTENSION OF TIME** to commence the exterior elevation of the east wall of the convention/parking facility of a previously approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**  
162-09-617-001; 162-09-617-002

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2777 Las Vegas Boulevard South
- Site Acreage: 24.5
- Number of Lots/Units: 2,880 (resort hotel rooms)/1,020 (resort condominium rooms with kitchens)
- Project Type: Resort hotel
- Building Height (feet): 735
- Square Feet: 8,204,320
- Parking Required/Provided: 8,855/6,198 (deviation approved under UC-0698-07)

**History & Site Plan**

The applicant previously received approval of an administrative extension of time on December 28, 2017, with a condition that the application commence by May 5, 2018, to align with the expiration date of building permits PAC 06-47392, 07-07220, and 07-17708.

UC-0698-07 was approved with various conditions to address the design of the east façade of the parking and convention facility, which faces the adjacent Turnberry Place residential high rise and the subject design review was intended to address compliance with the stated conditions. Plans showed no exhaust or ventilation discharge off the east side of the building and the

building is set back from the east property line from 39 feet to 40 feet, consistent with the previously approved use permit.

#### Landscaping

No changes were proposed to the approved landscaping with the design review

#### Elevations

The previously approved plans show an EIFS wall system with a metal louver system mounted to the wall to screen the openings of the garage. Section drawings show that the louver system is designed to screen views and vehicle lights from the garage levels to the adjacent Turnberry Place development. The color palette included blue and grey tones, consistent with the approved architecture for the remainder of the resort hotel. The building height for the parking and convention facility was shown to be 230 feet from the datum point as stated in the conditions of approval of UC-0698-07.

#### Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400045 (DR-0213-08):

##### Current Planning

- Until May 5, 2021 to commence.
- Applicant is advised that 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.

Listed below are the approved conditions for ADET-1371-17 (DR-0213-08):

##### Current Planning

- Until May 5, 2018 to commence to match the current expiration of PACs 06-47392, 07-07220, and 07-17708.
- Applicant is advised that future extensions of time must be heard by the Board of County Commissioners; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for DR-0213-08:

##### Current Planning

- Exhaust fans shall not discharge off the east side of the convention/parking facility except for emergency exhaust;
- Design review as a public hearing for significant changes to the plans;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates this is the third extension of time for DR-0213-08. This request is being filed with 8 other requests for extensions of time (on the same site) and is required because the current owners recently purchased the uncompleted project and need time to review and evaluate all existing land use approvals before commencing the project. The applicant is working towards progressing on the project by replacing all existing bond approvals and obtaining building permits to continue construction. The applicant is requesting a 3-year extension of time and would like all approvals to run concurrently.

### Prior Land Use Requests

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-19-0428	Changes and modifications to an approved resort hotel (Drew formally Fontainebleau)	Approved by BCC	July 2019
ET-18-400040 (DR-0289-09)	Second extension of time for a redesign of a loading dock and cover	Approved by BCC	April 2018
ET-18-400042 (UC-0489-08)	Second extension of time for deviations for roof signs and modified separation requirements	Approved by BCC	April 2018
ET-18-400043 (UC-0932-06)	Second extension of time for the resort hotel	Approved by BCC	April 2018
ET-18-400044 (UC-0233-07)	Second extension of time for a use permit to increase the number of resort condominiums with kitchens	Approved by BCC	April 2018
ET-18-400045 (DR-0213-08)	Second extension of time to redesign east façade of parking garage/convention facility	Approved by BCC	April 2018
ET-18-400046 (UC-0698-07)	Second extension of time to increase building height and square footage of project	Approved by BCC	April 2018
ET-18-400047 (UC-1515-06)	Second extension of time for alternative landscaping on east property line	Approved by BCC	April 2018
ET-18-400048 (UC-1242-06)	Second extension of time to allow modular buildings during construction of the resort hotel	Approved by BCC	April 2018
ADET-1371-17 (DR-0213-08)	First extension of time to redesign east façade of parking garage/convention facility	Approved by ZA	December 2017
ADET-1369-17 (UC-0698-07)	First extension of time to increase building height and square footage of project	Approved by ZA	December 2017
ADET-1368-17 (DR-0289-09)	First extension of time to redesign loading dock area	Approved by ZA	December 2017
ADET-1367-17 (UC-0489-08)	First extension of time for roof signs and modified separation requirements	Approved by ZA	December 2017
ADET-1366-17 (UC-1515-06)	First extension of time for alternative landscaping on east property line	Approved by ZA	December 2017



**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADET-1365-17 (UC-0932-06)	First extension of time for the resort hotel	Approved by ZA	December 2017
ADET-1364-17 (UC-0233-07)	First extension of time to increase the number of resort condominiums with kitchens	Approved by ZA	December 2017
ADET-1363-17 (UC-1242-06)	First extension of time to allow modular buildings during construction of the resort hotel	Approved by ZA	December 2017
AG-0889-17	Consent to assignment and assumption of Fontainebleau Las Vegas Resort development agreement	Approved by BCC	August 2017
WS-0370-15	Extension to off-site bond improvements	Approved by BCC	November 2015
SC-0207-15	Renamed Riviera Boulevard to Elvis Presley Boulevard	Approved by PC	May 2015
WS-0214-11	Extension to off-site bond improvements	Approved by BCC	July 2011
DA-0311-09	Third amendment to development agreement	Approved by BCC	June 2009
DR-0289-09	Redesigned loading dock area	Approved by BCC	June 2009
SC-0288-09	Allowed an alternative floor/unit numbering system	Approved by PC	June 2009
DA-0951-08	Second amendment to development agreement	Approved by BCC	November 2008
UC-0489-08	Deviations for roof signs and modified separation requirements	Approved by BCC	June 2008
DR-0213-08	Redesigned east façade of parking garage/convention facility	Approved by BCC	April 2008
DA-0949-07	First amendment to development agreement	Approved by BCC	August 2007
UC-0698-07	Increased building height and square footage of project	Approved by BCC	July 2007
DA-0343-07	Development agreement for the site	Approved by BCC	April 2007
UC-0233-07	Increased the number of resort condominiums with kitchens	Approved by PC	April 2007
UC-1515-06	Alternative landscaping on east property line	Approved by BCC	December 2006
UC-0932-06 (WC-0334-06)	Waiver of conditions to amend the development agreement condition for early permits	Approved by BCC	December 2006
UC-1242-06	Allowed modular buildings during construction of the resort hotel	Approved by PC	October 2006
UC-0932-06	Resort hotel	Approved by BCC	October 2006

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-0065-01 (ET-0060-04)	Second extension of time for a use permit to allow a resort, hotel and casino	Approved by BCC	April 2004
UC-1168-01 (ET-0059-04)	Second extension of time for a use permit for additions to a hotel and casino	Approved by BCC	April 2004
UC-1591-04	Temporary batch plant - expired	Approved by PC	October 2004
WS-1855-00 (ET-0008-04)	Third extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved by PC	February 2004
UC-1168-01 (ET-0400-02)	Extension of time for a use permit for additions to a hotel and casino	Approved by BCC	February 2003
UC-1539-02	Expansion to a previously approved recreational facility in conjunction with approved condominium towers	Approved by BCC	December 2002
ET-0025-02 (WS-1855-00)	Extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved by PC	March 2002
UC-1168-01	Additions to a hotel and casino - expired	Approved by BCC	January 2002
UC-0955-01	Temporary batch plant in conjunction with a construction project	Approved by PC	September 2001
UC-0065-01	Resort, hotel, and casino	Approved by BCC	March 2001
WS-1855-00	Waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign - expired	Approved by PC	February 2001
UC-0681-94 (ET-0236-99)	Extension of time for exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1999
UC-0681-94	Exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1995
UC-0550-95	Cellular transmission/receiving facility consisting of roof mounted panel antennas and a 300 square foot roof on an existing hotel tower	Approved by PC	May 1995
UC-0996-94	Single outdoor concert and temporary tents	Approved by PC	June 1994
VC-0413-94	Requested for temporary construction barrier and temporary signage in conjunction with an existing hotel and casino	Approved by PC	May 1994

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped (approved for a sports arena)
South	Commercial Tourist	P-F	Parking for the Las Vegas Convention Center
East	Commercial Tourist	H-1	Turnberry Place (residential high-rise)
West	Commercial Tourist	H-1 & U-V	Circus Circus Resort Hotel & The Sky mixed-use development

### Related Applications

Application Number	Request
ET-21-400074 (DR-19-0428)	An extension of time for a design review requiring changes and modifications to an approved resort hotel is a companion item on this agenda.
ET-21-400075 (DR-0289-09)	An extension of time for a design review requiring the redesign of a loading dock structure and cover for a resort hotel is a companion item on this agenda.
ET-21-400077 (UC-0489-08)	An extension of time for a use permit with deviations to development standards for signage is a companion item on this agenda.
ET-21-400078 (UC-0923-06)	An extension of time for a use permit to allow a personal service business, retail sales, permanent makeup, and wall signage in conjunction with an existing office complex is a companion item on this agenda.
ET-21-400079 (UC-0233-07)	An extension of time for a use permit to increase the number of resort condo units in conjunction with an approved resort hotel is a companion item on this agenda.
ET-21-400082 (UC-0698-07)	An extension of time for a use permit allowing increased building height and deviations to development standards is a companion item on this agenda.
ET-21-400083 (UC-1515-06)	An extension of time for a use permit to allow deviations to development standards in conjunction with a resort is a companion item on this agenda.
ET-21-400084 (UC-1242-06)	An extension of time for a use permit to allow office buildings (modular buildings) in an H-1 (Limited Resort and Apartment) zone is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### 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.

This request has been filed to allow the new owner to have more time to research prior land use applications and to obtain the necessary permits to complete the project. Staff has no objection to the request.

**Staff Recommendation**  
**Approval.**

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until July 17, 2024 to complete;
- Prior to final Certificate of Occupancy, new land use applications for final uses and design to replace all prior land use applications.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- No comment.

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

- No comment.

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

**APPLICANT: SHERYL KASS**

**CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV 89101**

BUILDING HEIGHT  
(TITLE 30)

ELVIS PRESLEY BLVD/LAS VEGAS BLVD S

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400082 (UC-0698-07)-JDR OWNER, LLC:**

**USE PERMITS THIRD EXTENSION OF TIME** to commence the following: 1) increased building height; and 2) deviations from development standards.

**DEVIATIONS** for the following: 1) reduce the on-site parking requirements; and 2) all other deviations as shown per plans on file.

**DESIGN REVIEW** for modifications to a previously approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

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RELATED INFORMATION:

**APN:**

162-09-617-001; 162-09-617-002

**USE PERMITS:**

1.
  - a. Increase the height of the podium to 111 feet (west facade along Las Vegas Boulevard South) where previously approved at 81 feet.
  - b. Increase the height of the podium to 164 feet (south facade along Elvis Presley Boulevard) where previously approved at 137 feet.
  - c. Increase the height of the parking garage east facade to 213.5 feet (south end) and 218.5 feet (north end) along the east wall line. Farther west on the roof the height for a mechanical cooling tower and acoustic screen wall is up to 258.5 feet.
2. Permit deviations from development standards.

**DEVIATIONS:**

1. Reduce the amount of required parking from 8,855 spaces to 6,198 parking spaces, (a 30% reduction) where previously approved as a 27% reduction.
2. Permit all other deviations as shown per plans on file.

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: 2777 Las Vegas Boulevard South
- Site Acreage: 24.5
- Number of Lots/Units: 2,880 (resort hotel rooms)/1,020 (resort condominium rooms with kitchens)
- Project Type: Building height
- Building Height (feet): 735
- Square Feet: 8,204,320
- Parking Required/Provided: 8,855/6,198 (deviation approved under UC-0698-07)

#### History & Site Plan

The applicant received previous approval of an administrative extension of time on December 28, 2017, with a condition that the application commence by May 5, 2018, to align with the expiration date of building permits PAC 06-47392, 07-07220, and 07-17708.

UC-0698-07 was previously approved to increase the total floor area from 7,046,928 square feet (as approved by UC-0932-06) to 8,204,320 square feet, increase the height of 2 podium structures, and reduce the number of required parking. The increase in floor area was due to the addition of a second level below grade parking garage, an increase in floor area within the structures, and a miscalculation of floor area from the original application. To compensate for the increase in floor area the applicant requested a corresponding reduction in parking from 8,865 parking spaces to 6,196 parking spaces which amounted to a 30% reduction.

#### Elevations

The previously approved plans illustrated an increase to the height of both the podium structure and the attached parking garage; the maximum height of the podium on the west side of the site adjacent to Las Vegas Boulevard South is 111 feet, and the south facade along Elvis Presley Boulevard is 164 feet. The east facade of the parking garage, closest to Turnberry, incorporated terracing of the building design. The exterior elevation treatments were consistent with the previous approval by the use of EIFS treatments, aluminum architectural louvers, and a glass curtain wall system.

#### Floor Plans

The previously approved project contains 2,898,488 square feet for the hotel tower, 2,578,945 square feet of casino, convention, retail, dining, showroom, and all other related facilities, 2,409,880 square feet for the parking garage, 266,160 square feet for the pool decks, central plant, and theater lofts, and 140,847 square feet for elevators and stairways, for a total project floor area of 8,204,320 square feet.

#### Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400046 (UC-0698-07):

#### Current Planning

- Until May 5, 2021 to commence.

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

Listed below are the approved conditions for ADET-1369-17 (UC-0698-07):

**Current Planning**

- Until May 5, 2018 to commence to match the current expiration of PACs 06-47392, 07-07220, and 07-17708.
- Applicant is advised that future extensions of time must be heard by the Board of County Commissioners; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-0698-07:

**Current Planning**

- An amendment to the Development Agreement to resolve additional impacts created by the addition of the 1,247,392 square feet of floor area;
- Design review as a public hearing for significant changes to the plans;
- The convention/parking facility lighting will be designed so as to minimize any impact on the Turnberry property while still meeting Illuminating Engineering Society (IES) recommendations for safety and security purposes, all lighting shall be shielded and directed downwards so as not to directly shine on the adjacent Turnberry property;
- The parking garage guardrail/knee-wall shall be constructed so as to prevent vehicle lights from shining into the Turnberry property;
- No vehicles will be allowed to drive on or park on top of the convention/parking facility;
- Exhaust fans shall not discharge off the east side of the convention/parking facility nor shall any mechanical equipment be located between the convention/parking facility and the Turnberry property except for occasional operation of emergency generators;
- The height of the convention/parking facility will not exceed 230 feet and any portion of the above application requesting approval of any height in excess of 230 feet is to be withdrawn, for purposes of this application, and for the clarification of all parties, this 230 feet is to be measured from the southeast corner of the site adjacent to the sidewalk on Elvis Presley Boulevard, technically described as datum point 2051.5 feet AMSL, further, no application is to be filed at any time in the future seeking an increase in the height of the convention/parking facility above this 230 feet;
- There will be a follow-up design review as a public hearing on the exterior appearance of the east wall of the convention/parking facility facing the Turnberry property, this design review shall seek input from the Turnberry property as to the exterior appearance of the wall, which exterior appearance shall be compatible with the presently planned structural design of the convention/parking facility, consistent with overall architectural design of the Fontainebleau and/or Turnberry project, and shall not exceed one million dollars;

- The exterior truck ramp on the convention/parking facility, as shown on the approved plans, shall be eliminated, subject to Clark County approval, the loading dock driveway on the exterior of the convention/parking facility shall be covered save and except for the ingress and egress portions of this driveway, if the covering of this driveway is approved by Clark County, and subject to then meeting applicable LEED (Leadership in Energy and Environmental Design) standards, this covering shall itself be covered with artificial turf as determined by the applicant, the ingress and egress portions of this driveway while not covered shall be walled subject to Clark County approval and subject to existing site and architectural/structural conditions, any change to LEED certification shall be included in the development agreement to include the amended savings;
- The roof of the convention/parking facility shall be properly maintained and kept free of debris and clutter;
- The recreational vehicle parking, bus services and all trash receptacles shall be kept below grade level and shall be interior to the convention/parking facility;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

**Civil Engineering**

- Compliance with UC-0932-06.

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

The applicant indicates this is the third extension of time for UC-0698-07. This request is being filed with 8 other requests for extensions of time (on the same site) and is required because the current owners recently purchased the uncompleted project and need time to review and evaluate all existing land use approvals before commencing the project. The applicant is working towards progressing on the project by replacing all existing bond approvals and obtaining building permits to continue construction. The applicant is requesting a 3 year extension of time and would like all approvals to run concurrently.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-19-0428	Changes and modifications to an approved resort hotel (Drew formally Fontainebleau)	Approved by BCC	July 2019
ET-18-400040 (DR-0289-09)	Second extension of time for a redesign of a loading dock and cover	Approved by BCC	April 2018
ET-18-400042 (UC-0489-08)	Second extension of time for deviations for roof signs and modified separation requirements	Approved by BCC	April 2018
ET-18-400043 (UC-0932-06)	Second extension of time for the resort hotel	Approved by BCC	April 2018



**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-18-400044 (UC-0233-07)	Second extension of time for a use permit to increase the number of resort condominiums with kitchens	Approved by BCC	April 2018
ET-18-400045 (DR-0213-08)	Second extension of time to redesign east façade of parking garage/convention facility	Approved by BCC	April 2018
ET-18-400046 (UC-0698-07)	Second extension of time to increase building height and square footage of project	Approved by BCC	April 2018
ET-18-400047 (UC-1515-06)	Second extension of time for alternative landscaping on east property line	Approved by BCC	April 2018
ET-18-400048 (UC-1242-06)	Second extension of time to allow modular buildings during construction of the resort hotel	Approved by BCC	April 2018
ADET-1371-17 (DR-0213-08)	First extension of time to redesign east façade of parking garage/convention facility	Approved by ZA	December 2017
ADET-1369-17 (UC-0698-07)	First extension of time to increase building height and square footage of project	Approved by ZA	December 2017
ADET-1368-17 (DR-0289-09)	First extension of time to redesign loading dock area	Approved by ZA	December 2017
ADET-1367-17 (UC-0489-08)	First extension of time for roof signs and modified separation requirements	Approved by ZA	December 2017
ADET-1366-17 (UC-1515-06)	First extension of time for alternative landscaping on east property line	Approved by ZA	December 2017
ADET-1365-17 (UC-0932-06)	First extension of time for the resort hotel	Approved by ZA	December 2017
ADET-1364-17 (UC-0233-07)	First extension of time to increase the number of resort condominiums with kitchens	Approved by ZA	December 2017
ADET-1363-17 (UC-1242-06)	First extension of time to allow modular buildings during construction of the resort hotel	Approved by ZA	December 2017
AG-0889-17	Consent to assignment and assumption of Fontainebleau Las Vegas Resort development agreement	Approved by BCC	August 2017
WS-0370-15	Extension to off-site bond improvements	Approved by BCC	November 2015
SC-0207-15	Renamed Riviera Boulevard to Elvis Presley Boulevard	Approved by PC	May 2015
WS-0214-11	Extension to off-site bond improvements	Approved by BCC	July 2011
DA-0311-09	Third amendment to development agreement	Approved by BCC	June 2009
DR-0289-09	Redesigned loading dock area	Approved by BCC	June 2009
SC-0288-09	Allowed an alternative floor/unit numbering system	Approved by PC	June 2009

### Prior Land Use Requests

Application Number	Request	Action	Date
DA-0951-08	Second amendment to development agreement	Approved by BCC	November 2008
UC-0489-08	Deviations for roof signs and modified separation requirements	Approved by BCC	June 2008
DR-0213-08	Redesigned east façade of parking garage/convention facility	Approved by BCC	April 2008
DA-0949-07	First amendment to development agreement	Approved by BCC	August 2007
UC-0698-07	Increased building height and square footage of project	Approved by BCC	July 2007
DA-0343-07	Development agreement for the site	Approved by BCC	April 2007
UC-0233-07	Increased the number of resort condominiums with kitchens	Approved by PC	April 2007
UC-1515-06	Alternative landscaping on east property line	Approved by BCC	December 2006
UC-0932-06 (WC-0334-06)	Waiver of conditions to amend the development agreement condition for early permits	Approved by BCC	December 2006
UC-1242-06	Allowed modular buildings during construction of the resort hotel	Approved by PC	October 2006
UC-0932-06	Resort hotel	Approved by BCC	October 2006
UC-0065-01 (ET-0060-04)	Second extension of time for a use permit to allow a resort hotel and casino	Approved by BCC	April 2004
UC-1168-01 (ET-0059-04)	Second extension of time for a use permit for additions to a hotel and casino	Approved by BCC	April 2004
UC-1591-04	Temporary batch plant - expired	Approved by PC	October 2004
WS-1855-00 (ET-0008-04)	Third extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved by PC	February 2004
UC-1168-01 (ET-0400-02)	Extension of time for a use permit for additions to a hotel and casino	Approved by BCC	February 2003
UC-1539-02	Expansion to a previously approved recreational facility in conjunction with approved condominium towers	Approved by BCC	December 2002
ET-0025-02 (WS-1855-00)	Extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved by PC	March 2002
UC-1168-01	Additions to a hotel and casino - expired	Approved by BCC	January 2002

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0955-01	Temporary batch plant in conjunction with a construction project.	Approved by PC	September 2001
UC-0065-01	Resort, hotel, and casino	Approved by BCC	March 2001
WS-1855-00	Waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign - expired	Approved by PC	February 2001
ET-99-400236 (UC-0681-94)	Extension of time for exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1999
UC-0681-94	Exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1995
UC-0550-95	Cellular transmission/receiving facility consisting of roof mounted panel antennas and a 300 square foot roof on an existing hotel tower	Approved by PC	May 1995
UC-0996-94	Single outdoor concert and temporary tents	Approved by PC	June 1994
VC-0413-94	Requested for temporary construction barrier and temporary signage in conjunction with an existing hotel and casino	Approved by PC	May 1994

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped (approved for a sports arena)
South	Commercial Tourist	P-F	Parking for the Las Vegas Convention Center
East	Commercial Tourist	H-1	Turnberry Place (residential high-rise)
West	Commercial Tourist	H-1 & U-V	Circus Circus Resort Hotel & The Sky mixed-use development

**Related Applications**

Application Number	Request
ET-21-400074 (DR-19-0428)	An extension of time for a design review requiring changes and modifications to an approved resort hotel is a companion item on this agenda.
ET-21-400075 (DR-0289-09)	An extension of time for a design review requiring the redesign of a loading dock structure and cover for a resort hotel is a companion item on this agenda.
ET-21-400077 (UC-0489-08)	An extension of time for a use permit with deviations to development standards for signage is a companion item on this agenda.

### Related Applications

Application Number	Request
ET-21-400078 (UC-0923-06)	An extension of time for a use permit to allow a personal service business, retail sales, permanent makeup, and wall signage in conjunction with an existing office complex is a companion item on this agenda.
ET-21-400079 (UC-0233-07)	An extension of time for a use permit to increase the number of resort condo units in conjunction with an approved resort hotel is a companion item on this agenda.
ET-21-400080 (DR-0213-08)	An extension of time for a design review for the exterior elevation of the east wall of the convention/parking facility of a previously approved resort hotel is a companion item on this agenda.
ET-21-400083 (UC-1515-06)	An extension of time for a use permit to allow deviations to development standards in conjunction with a resort is a companion item on this agenda.
ET-21-400084 (UC-1242-06)	An extension of time for a use permit to allow office buildings (modular buildings) in an H-1 (Limited Resort and Apartment) zone is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### 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.

This request has been filed to allow the new owner to have more time to research prior land use applications and to obtain the necessary permits to complete the project. Staff has no objection to the request.

#### Staff Recommendation

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until July 17, 2024 to complete;
- Prior to final Certificate of Occupancy, new land use applications for final uses and design to replace all prior land use applications.
- 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.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: SHERYL KASS**

**CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV 89101**

07/07/21 BCC AGENDA SHEET

LANDSCAPING  
(TITLE 30)

ELVIS PRESLEY BLVD/LAS VEGAS BLVD S

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400083 (UC-1515-06)-JDR OWNER, LLC:**

**USE PERMIT THIRD EXTENSION OF TIME** to commence deviations to development standards.

**DEVIATIONS** for the following: 1) permit alternative landscaping; and 2) permit all other deviations shown per plans on file in conjunction with an approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-09-617-001; 162-09-617-002

**DEVIATIONS:**

1. To permit alternative landscaping on a portion of the eastern side of the site where a landscape strip with a screen wall was previously approved (UC-0932-06).
2. Permit all other deviations as shown per plans on file.

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2777 Las Vegas Boulevard South
- Site Acreage: 24.5
- Number of Lots/Units: 2,880 (resort hotel rooms)/1,020 (resort condominium rooms with kitchens)
- Project Type: Landscaping
- Building Height (feet): 735
- Square Feet: 8,204,320
- Parking Required/Provided: 8,855/6,198 (deviation approved under UC-0698-07)

### History & Site Plan

The applicant received approval of an Administrative Extension of Time on December 28, 2017, with a condition that the application commence by May 5, 2018, to align with the expiration date of building permits PAC 06-47392, 07-07220, and 07-17708.

UC-0932-06 was approved with a condition requiring the provision of an emergency access route for Turnberry Place, a residential high rise development to the east. To comply with this condition, the project plans needed to be revised to accommodate a ramp which resulted in the elimination of a portion of landscaping and screen wall.

### Landscaping

The previously approved plans that the applicant provided showed alternative landscaping which included 6 trees placed around the ramp in areas where the planting would not interfere with the function of the ramp.

### Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400047 (UC-1515-06):

#### Current Planning

- Until May 5, 2021 to commence.
- Applicant is advised that 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.

Listed below are the approved conditions for ADET-1366-17 (UC-1515-06):

#### Current Planning

- Until May 5, 2018 to commence to match the current expiration of PACs 06-47392, 07-07220 and 07-17708.
- Applicant is advised that future extensions of time must be heard by the Board of County Commissioners; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-1515-06:

#### Current Planning

- All applicable standard conditions for this application type.
- Applicant is advised that approval of this use permit only approves any relaxed standards that depart from the development and improvement standards required by Title 30 provided such relaxed standards completely comply with the approved plans on file; any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Department of Aviation

- Compliance with UC-0932-06.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this is the third extension of time for UC-1515-06. This request is being filed with 8 other requests for extensions of time (on the same site) and is required because the current owners recently purchased the uncompleted project and need time to review and evaluate all existing land use approvals before commencing the project. The applicant is working towards progressing on the project by replacing all existing board approvals and obtaining building permits to continue construction. The applicant is requesting a 3 year extension of time and would like all approvals to run concurrently.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-19-0428	Changes and modifications to an approved resort hotel (Drew formally Fontainebleau)	Approved by BCC	July 2019
ET-18-400040 (DR-0289-09)	Second extension of time for a redesign of a loading dock and cover	Approved by BCC	April 2018
ET-18-400042 (UC-0489-08)	Second extension of time for deviations for roof signs and modified separation requirements	Approved by BCC	April 2018
ET-18-400043 (UC-0932-06)	Second extension of time for the resort hotel	Approved by BCC	April 2018
ET-18-400044 (UC-0233-07)	Second extension of time for a use permit to increase the number of resort condominiums with kitchens	Approved by BCC	April 2018
ET-18-400045 (DR-0213-08)	Second extension of time to redesign east façade of parking garage/convention facility	Approved by BCC	April 2018
ET-18-400046 (UC-0698-07)	Second extension of time to increase building height and square footage of project	Approved by BCC	April 2018
ET-18-400047 (UC-1515-06)	Second extension of time for alternative landscaping on east property line	Approved by BCC	April 2018
ET-18-400048 (UC-1242-06)	Second extension of time to allow modular buildings during construction of the resort hotel	Approved by BCC	April 2018
ADET-1371-17 (DR-0213-08)	First extension of time to redesign east façade of parking garage/convention facility	Approved by ZA	December 2017
ADET-1369-17 (UC-0698-07)	First extension of time to increase building height and square footage of project	Approved by ZA	December 2017
ADET-1368-17 (DR-0289-09)	First extension of time to redesign loading dock area	Approved by ZA	December 2017



### Prior Land Use Requests

Application Number	Request	Action	Date
ADET-1367-17 (UC-0489-08)	First extension of time for roof signs and modified separation requirements	Approved by ZA	December 2017
ADET-1366-17 (UC-1515-06)	First extension of time for alternative landscaping on east property line	Approved by ZA	December 2017
ADET-1365-17 (UC-0932-06)	First extension of time for the resort hotel	Approved by ZA	December 2017
ADET-1364-17 (UC-0233-07)	First extension of time to increase the number of resort condominiums with kitchens	Approved by ZA	December 2017
ADET-1363-17 (UC-1242-06)	First extension of time to allow modular buildings during construction of the resort hotel	Approved by ZA	December 2017
AG-0889-17	Consent to assignment and assumption of Fontainebleau Las Vegas Resort development agreement	Approved by BCC	August 2017
WS-0370-15	Extension to off-site bond improvements	Approved by BCC	November 2015
SC-0207-15	Renamed Riviera Boulevard to Elvis Presley Boulevard	Approved by PC	May 2015
WS-0214-11	Extension to off-site bond improvements	Approved by BCC	July 2011
DA-0311-09	Third amendment to development agreement	Approved by BCC	June 2009
DR-0289-09	Redesigned loading dock area	Approved by BCC	June 2009
SC-0288-09	Allowed an alternative floor/unit numbering system	Approved by PC	June 2009
DA-0951-08	Second amendment to development agreement	Approved by BCC	November 2008
UC-0489-08	Deviations for roof signs and modified separation requirements	Approved by BCC	June 2008
DR-0213-08	Redesigned east façade of parking garage/convention facility	Approved by BCC	April 2008
DA-0949-07	First amendment to development agreement	Approved by BCC	August 2007
UC-0698-07	Increased building height and square footage of project	Approved by BCC	July 2007
DA-0343-07	Development agreement for the site	Approved by BCC	April 2007
UC-0233-07	Increased the number of resort condominiums with kitchens	Approved by PC	April 2007
UC-1515-06	Alternative landscaping on east property line	Approved by BCC	December 2006

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-0932-06 (WC-0334-06)	Waiver of conditions to amend the development agreement condition for early permits	Approved by BCC	December 2006
UC-1242-06	Allowed modular buildings during construction of the resort hotel	Approved by PC	October 2006
UC-0932-06	Resort hotel	Approved by BCC	October 2006
UC-0065-01 (ET-0060-04)	Second extension of time for a use permit to allow a resort, hotel, and casino	Approved by BCC	April 2004
UC-1168-01 (ET-0059-04)	Second extension of time for a use permit for additions to a hotel and casino	Approved by BCC	April 2004
UC-1591-04	Temporary batch plant - expired	Approved by PC	October 2004
WS-1855-00 (ET-0008-04)	Third extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved by PC	February 2004
UC-1168-01 (ET-0400-02)	Extension of time for a use permit for additions to a hotel and casino	Approved by BCC	February 2003
UC-1539-02	Expansion to a previously approved recreational facility in conjunction with approved condominium towers	Approved by BCC	December 2002
ET-0025-02 (WS-1855-00)	Extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved by PC	March 2002
UC-1168-01	Additions to a hotel and casino - expired	Approved by BCC	January 2002
UC-0955-01	Temporary batch plant in conjunction with a construction project	Approved by PC	September 2001
UC-0065-01	Resort, hotel, and casino	Approved by BCC	March 2001
WS-1855-00	Waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign - expired	Approved by PC	February 2001
UC-0681-94 (ET-0236-99)	Extension of time for exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1999
UC-0681-94	Exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1995
UC-0550-95	Cellular transmission/receiving facility consisting of roof mounted panel antennas and a 300 square foot roof on an existing hotel tower	Approved by PC	May 1995
UC-0996-94	Single outdoor concert and temporary tents	Approved by PC	June 1994

**Prior Land Use Requests**

Application Number	Request	Action	Date
VC-0413-94	Temporary construction barrier and temporary signage in conjunction with an existing hotel and casino	Approved by PC	May 1994

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped (approved for a sports arena)
South	Commercial Tourist	P-F	Parking for the Las Vegas Convention Center
East	Commercial Tourist	H-1	Turnberry Place (residential high-rise)
West	Commercial Tourist	H-1 & U-V	Circus Circus Resort Hotel & The Sky mixed-use development

**Related Applications**

Application Number	Request
ET-21-400074 (DR-19-0428)	An extension of time for a design review requiring changes and modifications to an approved resort hotel is a companion item on this agenda.
ET-21-400075 (DR-0289-09)	An extension of time for a design review requiring the redesign of a loading dock structure and cover for a resort hotel is a companion item on this agenda.
ET-21-400077 (UC-0489-08)	An extension of time for a use permit with deviations to development standards for signage is a companion item on this agenda.
ET-21-400078 (UC-0923-06)	An extension of time for a use permit to allow a personal service business, retail sales, permanent makeup, and wall signage in conjunction with an existing office complex is a companion item on this agenda.
ET-21-400079 (UC-0233-07)	An extension of time for a use permit to increase the number of resort condo units in conjunction with an approved resort hotel is a companion item on this agenda.
ET-21-400080 (DR-0213-08)	An extension of time for a design review for the exterior elevation of the east wall of the convention/parking facility of a previously approved resort hotel is a companion item on this agenda.
ET-21-400082 (UC-0698-07)	An extension of time for a use permit to allow increased building height and deviations from development standards is a companion item on this agenda.
ET-21-400084 (UC-1242-06)	An extension of time for a use permit to allow office buildings (modular buildings) in an H-1 (Limited Resort and Apartment) zone is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**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.

This request has been filed to allow the new owner to have more time to research prior land use applications and to obtain the necessary permits to complete the project. Staff has no objection to the request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until July 17, 2024 to complete;
- Prior to final Certificate of Occupancy, new land use applications for final uses and design to replace all prior land use applications.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: SHERYL KASS**

**CONTACT: LEBENE OHENE, 520 S. FOURTH STREET, LAS VEGAS, NV 89101**

**DRAFT**

OFFICE BUILDINGS  
(TITLE 30)

LAS VEGAS BLVD S/ELVIS PRESLEY BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400084 (UC-1242-06)-JDR OWNER, LLC:**

**USE PERMIT THIRD EXTENSION OF TIME** to commence office buildings (modular buildings).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) landscaping requirements; and 2) eliminate the required trash enclosure.

**DESIGN REVIEW** for 4 office buildings on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-09-617-001; 162-09-617-002

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Waive landscaping along Las Vegas Boulevard South and Elvis Presley Boulevard.
- b. Waive the landscape requirements within a parking lot.
2. Waive the trash enclosure requirements.

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2777 Las Vegas Boulevard South
- Site Acreage: 24.5
- Number of Lots/Units: 2,880 (resort hotel rooms)/1,020 (resort condominium rooms with kitchens)
- Project Type: Office building
- Building Height (feet): 735
- Square Feet: 8,204,320
- Parking Required/Provided: 8,855/6,198 (deviation approved under UC-0698-07)

### History & Site Plan

The applicant received approval of an Administrative Extension of Time on December 28, 2017, with a condition that the application commence by May 5, 2018, to align with the expiration date of building permits PAC 06-47392, 07-07220, and 07-17708.

UC-1242-06 was approved for an office complex consisting of several buildings (modular buildings) that will be used as construction offices. The subject site is currently under construction for The Drew Las Vegas. Primary access to the site is from Elvis Presley Boulevard through a gated entrance that is set back 60 feet from the right-of-way. As construction progresses, the construction office buildings will be moved to different locations on the site and finally when construction is completed they will be absorbed as part of the parking structure.

### Elevations

The previously approved plans depict the maximum height for all the buildings is 20 feet.

### Floor Plans

The previously approved plans depict the buildings varying in size from 4,320 square feet to 1,440 square feet.

### Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400048 (UC-1242-06):

#### Current Planning

- Until May 5, 2021 to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ADET-1363-17 (UC-1242-06):

#### Current Planning

- Until May 5, 2018 to commence to match the current expiration date of PACs 06-47392, 07-07220, and 07-17708.
- Applicant is advised that future extensions of time must be heard by the Board of County Commissioners; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-1242-06:

**Current Planning**

- Submit revised plans to staff on any building relocation within the site until the buildings are phased out;
- All applicable standard conditions for this application type.
- Applicant is advised that appropriate screening is allowed in conjunction with a screen fence per Title 30.08(Fence, 4); any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

**Civil Engineering**

- Allow permit issuance for site grading prior to traffic stud and compliance;
- Traffic study and compliance to address construction traffic;
- Project may qualify for an exception to the traffic analysis with Civil Engineering Division approval;
- Gates to remain open during business hours.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this is the third extension of time for UC-1242-06. This request is being filed with 8 other requests for extensions of time (on the same site) and is required because the current owners recently purchased the uncompleted project and need time to review and evaluate all existing land use approvals before commencing the project. The applicant is working towards progressing on the project by replacing all existing bond approvals and obtaining building permits to continue construction. The applicant is requesting a 3 year extension of time and would like all approvals to run concurrently.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-19-0428	Changes and modifications to an approved resort hotel (Drew formally Fontainebleau)	Approved by BCC	July 2019
ET-18-400040 (DR-0289-09)	Second extension of time for a redesign of a loading dock and cover	Approved by BCC	April 2018
ET-18-400042 (UC-0489-08)	Second extension of time for deviations for roof signs and modified separation requirements	Approved by BCC	April 2018
ET-18-400043 (UC-0932-06)	Second extension of time for the resort hotel	Approved by BCC	April 2018
ET-18-400044 (UC-0233-07)	Second extension of time for a use permit to increase the number of resort condominiums with kitchens	Approved by BCC	April 2018
ET-18-400045 (DR-0213-08)	Second extension of time to redesign east façade of parking garage/convention facility	Approved by BCC	April 2018



### Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400046 (UC-0698-07)	Second extension of time to increase building height and square footage of project	Approved by BCC	April 2018
ET-18-400047 (UC-1515-06)	Second extension of time for alternative landscaping on east property line	Approved by BCC	April 2018
ET-18-400048 (UC-1242-06)	Second extension of time to allow modular buildings during construction of the resort hotel	Approved by BCC	April 2018
ADET-1371-17 (DR-0213-08)	First extension of time to redesign east façade of parking garage/convention facility	Approved by ZA	December 2017
ADET-1369-17 (UC-0698-07)	First extension of time to increase building height and square footage of project	Approved by ZA	December 2017
ADET-1368-17 (DR-0289-09)	First extension of time to redesign loading dock area	Approved by ZA	December 2017
ADET-1367-17 (UC-0489-08)	First extension of time for roof signs and modified separation requirements	Approved by ZA	December 2017
ADET-1366-17 (UC-1515-06)	First extension of time for alternative landscaping on east property line	Approved by ZA	December 2017
ADET-1365-17 (UC-0932-06)	First extension of time for the resort hotel	Approved by ZA	December 2017
ADET-1364-17 (UC-0233-07)	First extension of time to increase the number of resort condominiums with kitchens	Approved by ZA	December 2017
ADET-1363-17 (UC-1242-06)	First extension of time to allow modular buildings during construction of the resort hotel	Approved by ZA	December 2017
AG-0889-17	Consent to assignment and assumption of Fontainebleau Las Vegas Resort development agreement	Approved by BCC	August 2017
WS-0370-15	Extension to off-site bond improvements	Approved by BCC	November 2015
SC-0207-15	Renamed Riviera Boulevard to Elvis Presley Boulevard	Approved by PC	May 2015
WS-0214-11	Extension to off-site bond improvements	Approved by BCC	July 2011
DA-0311-09	Third amendment to development agreement	Approved by BCC	June 2009
DR-0289-09	Redesigned loading dock area	Approved by BCC	June 2009
SC-0288-09	Allowed an alternative floor/unit numbering system	Approved by PC	June 2009
DA-0951-08	Second amendment to development agreement	Approved by BCC	November 2008
UC-0489-08	Deviations for roof signs and modified separation requirements	Approved by BCC	June 2008
DR-0213-08	Redesigned east façade of parking garage/convention facility	Approved by BCC	April 2008

### Prior Land Use Requests

Application Number	Request	Action	Date
DA-0949-07	First amendment to development agreement	Approved by BCC	August 2007
UC-0698-07	Increased building height and square footage of project	Approved by BCC	July 2007
DA-0343-07	Development agreement for the site	Approved by BCC	April 2007
UC-0233-07	Increased the number of resort condominiums with kitchens	Approved by PC	April 2007
UC-1515-06	Alternative landscaping on east property line	Approved by BCC	December 2006
UC-0932-06 (WC-0334-06)	Waiver of conditions to amend the development agreement condition for early permits	Approved by BCC	December 2006
UC-1242-06	Allowed modular buildings during construction of the resort hotel	Approved by PC	October 2006
UC-0932-06	Resort hotel	Approved by BCC	October 2006
UC-0065-01 (ET-0060-04)	Second extension of time for a use permit to allow a resort, hotel, and casino	Approved by BCC	April 2004
UC-1168-01 (ET-0059-04)	Second extension of time for use permit for additions to a hotel and casino	Approved by BCC	April 2004
UC-1591-04	Temporary batch plant - expired	Approved by PC	October 2004
WS-1855-00 (ET-0008-04)	Third extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved by PC	February 2004
UC-1168-01 (ET-0400-02)	Extension of time for a use permit for additions to a hotel and casino	Approved by BCC	February 2003
UC-1539-02	Expansion to a previously approved recreational facility in conjunction with approved condominium towers	Approved by BCC	December 2002
ET-0025-02 (WS-1855-00)	Extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved by PC	March 2002
UC-1168-01	Additions to a hotel and casino - expired	Approved by BCC	January 2002
UC-0955-01	Temporary batch plant in conjunction with a construction project	Approved by PC	September 2001
UC-0065-01	Resort, hotel, and casino	Approved by BCC	March 2001

### Prior Land Use Requests

Application Number	Request	Action	Date
WS-1855-00	Waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign - expired	Approved by PC	February 2001
UC-0681-94 (ET-0236-99)	Extension of time for exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1999
UC-0681-94	Exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1995
UC-0550-95	Cellular transmission/receiving facility consisting of roof mounted panel antennas and a 300 square foot roof on an existing hotel tower	Approved by PC	May 1995
UC-0996-94	Single outdoor concert and temporary tents	Approved by PC	June 1994
VC-0413-94	Temporary construction barrier and temporary signage in conjunction with an existing hotel and casino	Approved by PC	May 1994

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped (approved for a sports arena)
South	Commercial Tourist	P-F	Parking for the Las Vegas Convention Center
East	Commercial Tourist	H-1	Turnberry Place (residential high-rise)
West	Commercial Tourist	H-1 & U-V	Circus Circus Resort Hotel & The Sky mixed-use development

### Related Applications

Application Number	Request
ET-21-400074 (DR-19-0428)	An extension of time for a design review requiring changes and modifications to an approved resort hotel is a companion item on this agenda.
ET-21-400075 (DR-0289-09)	An extension of time for a design review requiring the redesign of a loading dock structure and cover for a resort hotel is a companion item on this agenda.
ET-21-400077 (UC-0489-08)	An extension of time for a use permit with deviations to development standards for signage is a companion item on this agenda.
ET-21-400078 (UC-0923-06)	An extension of time for a use permit to allow a personal service business, retail sales, permanent makeup, and wall signage in conjunction with an existing office complex is a companion item on this agenda.
ET-21-400079 (UC-0233-07)	An extension of time for a use permit to increase the number of resort condo units in conjunction with an approved resort hotel is a companion item on this agenda.

### Related Applications

Application Number	Request
ET-21-400080 (DR-0213-08)	An extension of time for a design review for the exterior elevation of the east wall of the convention/parking facility of a previously approved resort hotel is a companion item on this agenda.
ET-21-400082 (UC-0698-07)	An extension of time for a use permit to allow increased building height and deviations from development standards is a companion item on this agenda.
ET-21-400083 (UC-1515-06)	An extension of time for a use permit to allow deviations to development standards for landscaping is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### 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.

This request has been filed to allow the new owner to have more time to research prior land use applications and to obtain the necessary permits to complete the project. Staff has no objection to the request.

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Until July 17, 2024 to complete;
- Prior to final Certificate of Occupancy, new land use applications for final uses and design to replace all prior land use applications.
- 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.

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

- No comment.

**TAB/CAC:**

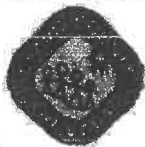
**APPROVALS:**

**PROTEST:**

**APPLICANT: SHERYL KASS**

**CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV  
89101**

DRAFT



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

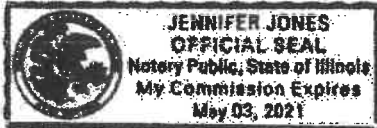
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER 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 checked="" type="checkbox"/> APPLICATION REVIEW (AR) WC-18-400222 (WS-0528-12) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>AR-21-100 085</u> DATE FILED: <u>5-12-21</u> PLANNER ASSIGNED: <u>A</u> TAB/CAC: <u>W. Wachter</u> TAB/CAC DATE: <u>6-8-21</u> PC MEETING DATE: <u>—</u> SCC MEETING DATE: <u>7-7-21</u> FEE: <u>\$6500</u>
	<b>PROPERTY OWNER</b>  NAME: <u>GVI SHLV Owner, LLC</u> ADDRESS: <u>900 N. Michigan Avenue, Suite 1450</u> CITY: <u>Chicago</u> STATE: <u>IL</u> ZIP: <u>60611</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>GVI SHLV Owner, LLC</u> ADDRESS: <u>900 N. Michigan Avenue, Suite 1450</u> CITY: <u>Chicago</u> STATE: <u>IL</u> ZIP: <u>60611</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Chris Kaempfer - Kaempfer Crowell</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: _____ E-MAIL: <u>clk@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-09-703-020  
 PROPERTY ADDRESS and/or CROSS STREETS: Paradise Elvis Presley  
 PROJECT DESCRIPTION: Application review

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

Eva Wassermann      Eva Wassermann  
 Property Owner (Signature)      Property Owner (Print)

STATE OF Illinois  
 COUNTY OF Cook  
 SUBSCRIBED AND SWORN TO before me on 3/8/21 (DATE)  
 By [Signature]  
 NOTARY PUBLIC: [Signature]



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

AR-21-100 245

KAEMPFER  
CROWELL

LAS VEGAS OFFICE

CHRISTOPHER L. KAEMPFER

[ckaempfer@kcnldaw.com](mailto:ckaempfer@kcnldaw.com)  
702.792.7054

LAS VEGAS OFFICE  
1880 Festival Place Drive  
Suite 600  
Las Vegas, NV 89135  
Tel: 702.792.7000  
Fax: 702.796.7161

RENO OFFICE  
50 West Liberty Street  
Suite 900  
Reno, NV 89501  
Tel: 775.852.3900  
Fax: 775.327.2011

CARSON CITY OFFICE  
610 West Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0267

February 22, 2021

*Via Electronic Upload*

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

**Re: WC-18-400220 (WS-0724-17); WC-18-4000219 (WS-0104-17); WC-18-400222  
(WS-0528-12) Springhill Suites on Paradise Road**

To Whom It May Concern:

This office represents the Springhill Suites on Paradise Road.

On November 20, 2018, the above referenced applications came on for hearing before the Clark County Commission. As you can read from the enclosed Notices of Final Action, all three applications were approved subject to certain conditions. Each approved application essentially provides that the applicant had until November 20, 2020 to commence and review. Pursuant to WC-18-400222 (WS-0528-12), this review is to be a public hearing before the Clark County Commission.

During the past year, the Springhill Suites was sold and this required review period inadvertently was neither conducted nor an extension of that review period obtained. As you can read from the attached, we have secured approval from the Director of Planning to file for this extension of time, for which we are most grateful.

By this request, we are respectfully asking that the November 20, 2020 date be extended to November 20, 2022 with regard to all of the above applications. All other conditions would remain as is and in full force and effect. Although the expansion of the LVCVA has just recently been completed, the lack of convention business (such as the recent cancellation of CES) has been absolutely devastating for the Springhill Suites. According to Rod Carter of Elite Media, Inc., the firm that handles all advertising for the Springhill Suites, *"We are restricted/limited to advertising specifically related to convention business only; so with regards to business lost, 100% of all business has been lost due to the pandemic and the closure of the Convention Center."*

We are all hopeful that convention/hotel operations will be back somewhat to normal by the 3rd or 4th quarters of this year, and the requested extension until November 20, 2022 will



give the County, the neighbors and others a full and fair opportunity to evaluate the impact of the Springhill Suites' advertising, once that advertising is again able to placed.

Thank you very much for your consideration of this important request, and if you have any questions or comments, please do not hesitate to contact either the undersigned at [clk@kcnvlaw.com](mailto:clk@kcnvlaw.com) or by phone at 702-792-7046 or Lindsay Kaempfer at [lkaempfer@kcnvlaw.com](mailto:lkaempfer@kcnvlaw.com) or by phone at 702-792-7043.

Thank you again and please stay safe and well.

Sincerely,

**KAEMPFER CROWELL**

Christopher L. Kaempfer

CLK/adb

cc: Lindsay Kaempfer





# 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 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 checked="" type="checkbox"/> APPLICATION REVIEW (AR) WC-18-400219 (WS-0104-17) (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>AR-21-400086</u> DATE FILED: <u>5-12-21</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Wanchester</u> TAB/CAC DATE: <u>6-8-21</u> PC MEETING DATE: <u>---</u> BCC MEETING DATE: <u>7-7-21</u> FEE: <u>\$ 650<sup>00</sup></u>
	<b>PROPERTY OWNER</b> NAME: <u>GVI SHLV Owner, LLC</u> ADDRESS: <u>900 N. Michigan Avenue, Suite 1450</u> CITY: <u>Chicago</u> STATE: <u>IL</u> ZIP: <u>60611</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b> NAME: <u>GVI SHLV Owner, LLC</u> ADDRESS: <u>900 N. Michigan Avenue, Suite 1450</u> CITY: <u>Chicago</u> STATE: <u>IL</u> ZIP: <u>60611</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
<b>CORRESPONDENT</b> NAME: <u>Chris Kaempfer - Kaempfer Crowell</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: _____ E-MAIL: <u>clk@kcnvlaw.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-09-703-020  
 PROPERTY ADDRESS and/or CROSS STREETS: Paradise Elvis Presley  
 PROJECT DESCRIPTION: Application review

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

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

STATE OF Illinois  
 COUNTY OF COOK  
 SUBSCRIBED AND SWORN BEFORE ME ON 2/8/21 (DATE)  
 BY Jennifer Jones  
 NOTARY PUBLIC: [Signature]



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

APR. 21-100244

KAEMPFER  
CROWELL

LAS VEGAS OFFICE:

**CHRISTOPHER L. KAEMPFER**  
ckae@necf.com  
702.792.7054

LAS VEGAS OFFICE  
1000 Festival Plaza Drive  
Suite 800  
Las Vegas, NV 89125  
Tel: 702.792.7000  
Fax: 702.792.7101

RENO OFFICE  
50 West Liberty Street  
Suite 300  
Reno, NV 89501  
Tel: 775.857.3900  
Fax: 775.327.2011

CARSON CITY OFFICE  
510 West Fourth Street  
Carson City, NV 89709  
Tel: 775.864.8800  
Fax: 775.882.0257

February 22, 2021

*Via Electronic Upload*

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

**Re: WC-18-400220 (WS-0724-17); WC-18-400219 (WS-0104-17); WC-18-400222 (WS-0528-12) Springhill Suites on Paradise Road**

To Whom It May Concern:

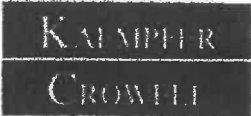
This office represents the Springhill Suites on Paradise Road.

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During the past year, the Springhill Suites was sold and this required review period inadvertently was neither conducted nor an extension of that review period obtained. As you can read from the attached, we have secured approval from the Director of Planning to file for this extension of time, for which we are most grateful.

By this request, we are respectfully asking that the November 20, 2020 date be extended to November 20, 2022 with regard to all of the above applications. All other conditions would remain as is and in full force and effect. Although the expansion of the LVCVA has just recently been completed, the lack of convention business (such as the recent cancellation of CES) has been absolutely devastating for the Springhill Suites. According to Rod Carter of Elite Media, Inc., the firm that handles all advertising for the Springhill Suites, *"We are restricted/limited to advertising specifically related to convention business only; so with regards to business lost, 100% of all business has been lost due to the pandemic and the closure of the Convention Center."*

We are all hopeful that convention/hotel operations will be back somewhat to normal by the 3rd or 4th quarters of this year, and the requested extension until November 20, 2022 will



give the County, the neighbors and others a full and fair opportunity to evaluate the impact of the Springhill Suites' advertising, once that advertising is again able to placed.

Thank you very much for your consideration of this important request, and if you have any questions or comments, please do not hesitate to contact either the undersigned at [clk@kcnvlaw.com](mailto:clk@kcnvlaw.com) or by phone at 702-792-7046 or Lindsay Kaempfer at [lkaempfer@kcnvlaw.com](mailto:lkaempfer@kcnvlaw.com) or by phone at 702-792-7043.

Thank you again and please stay safe and well.

Sincerely,

**KAEMPFER CROWELL**

Christopher L. Kaempfer

CLK/adb

cc: Lindsay Kaempfer



# 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 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 checked="" type="checkbox"/> APPLICATION REVIEW (AR) WC-18-400220 (WS-0724-17) (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>AR-21-400087</u> DATE FILED: <u>5-12-21</u> PLANNER ASSIGNED: <u>RI</u> TAB/CAC: <u>W. Choshel</u> TAB/CAC DATE: <u>6-8-21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>7-7-21</u> FEE: <u>\$6500</u>
	<b>PROPERTY OWNER</b> NAME: <u>GVI SHLV Owner, LLC</u> ADDRESS: <u>900 N. Michigan Avenue, Suite 1450</u> CITY: <u>Chicago</u> STATE: <u>IL</u> ZIP: <u>60611</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
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<b>CORRESPONDENT</b> NAME: <u>Chris Kaempfer - Kaempfer Crowell</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: _____ E-MAIL: <u>ck@kcnvlaw.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 182-09-703-020

PROPERTY ADDRESS and/or CROSS STREETS: Paradise Elvis Presley

PROJECT DESCRIPTION: Application review

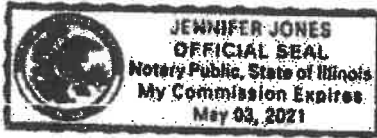
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature]  
Property Owner (Signature)

Eva Wasserman  
Property Owner (Print)

STATE OF Illinois  
COUNTY OF COOK

SUBSCRIBED AND SWORN BEFORE ME ON 2/18/21 (DATE)  
By Jennifer Jones  
NOTARY PUBLIC Jennifer Jones



\*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.

APP-21-100248

**KAEMPFER  
CROWELL**

LAS VEGAS OFFICE

**CHRISTOPHER L. KAEMPFER**

ckkaempfer@krcrowell.com  
702.792.7054

**LAS VEGAS OFFICE**  
1260 Festival Plaza Drive  
Suite 400  
Las Vegas, NV 89135  
Tel: 702.792.7000  
Fax: 702.792.7161

**RENO OFFICE**  
60 West Liberty Street  
Suite 900  
Reno, NV 89501  
Tel: 775.852.3900  
Fax: 775.327.2011

**CARSON CITY OFFICE**  
510 West Fourth Street  
Carson City, NV 89703  
Tel: 775.684.9300  
Fax: 775.682.0257

February 22, 2021

*Via Electronic Upload*

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

**Re: WC-18-400220 (WS-0724-17); WC-18-400219 (WS-0104-17); WC-18-400222  
(WS-0528-12) Springhill Suites on Paradise Road**

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Thank you again and please stay safe and well.

Sincerely,

**KAEMPFER CROWELL**



Christopher L. Kaempfer

CLK/adb

cc: Lindsay Kaempfer



# 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 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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) DR-19-0428 (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-21-400074</u> DATE FILED: <u>5/8/21</u> PLANNER ASSIGNED: <u>JG-IT</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>6/8/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>7/7/21</u> FEE: <u>\$ 300</u>
	<b>PROPERTY OWNER</b>  NAME: <u>JDR Owner LLC</u> ADDRESS: <u>10950 West County Club D, 10th Floor</u> CITY: <u>Aventura</u> STATE: <u>FL</u> ZIP: <u>33180</u> TELEPHONE: <u>305-937-6262</u> CELL: <u>N/A</u> E-MAIL: <u>berickson@fbdev.com</u>
	<b>APPLICANT</b>  NAME: <u>Sheryl Kass</u> ADDRESS: <u>15950 West Country Club Drive, 10th Floor</u> CITY: <u>Aventura</u> STATE: <u>FL</u> ZIP: <u>33180</u> TELEPHONE: <u>305-682-4256</u> CELL: <u>N/A</u> E-MAIL: <u>skass@fbdev.com</u> REF CONTACT ID #: <u>N/A</u>
	<b>CORRESPONDENT</b>  NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-698-1428</u> CELL: <u>702-561-7070</u> E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173855</u>

ASSESSOR'S PARCEL NUMBER(S): 162-09-617-001 & 162-09-617-002

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

PROJECT DESCRIPTION: Resort Hotel (Fountainbleau Resort) Extension of Time

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 oswear 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.

Sheryl L. Kass  
Property Owner (Signature)\*

Sheryl Kass  
Property Owner (Print)

STATE OF Florida  
COUNTY OF Miami-Dade

SUBSCRIBED AND SWORN BEFORE ME ON 4/12/2021 (DATE)

BY Sheryl Kass  
NOTARY PUBLIC: Grettel Sales



\*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.

LAW OFFICE

*Brown, Brown & Premsrut*

JAY H. BROWN  
DAVID T. BROWN  
PJJOY K. PREMSRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS  
520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5568  
FACSIMILE: (702) 385-1023  
EMAIL: [jbrown@brownlawlv.com](mailto:jbrown@brownlawlv.com)

ET-21-400074

April 16, 2021

Clark County Comprehensive Planning  
Current Planning Division  
500 Grand Central Parkway  
Las Vegas, Nevada 89155

**PLANNER  
COPY**

**Re: JDR Owner, LLC (also known as Fontainebleau Development, LLC)  
Justification Letter - Extension of Time (First Extension Time)  
Application Number: DR-19-0428  
Assessors' Parcel Number: 162-09-617-001 & 162-09-617-002**

**To Whom It May Concern:**

On behalf of our Client, JDR Owner, LLC, please accept this letter for a request for a first extension of time for DR-19-0428, for revisions to an approved Resort Hotel (The Blue) on 22.7 acres in a H-1 Zone. The project is located on the east side of Las Vegas Boulevard South and on the north side of Elvis Presley Boulevard and within Winchester. This extension of time request is required because the current owners of the project (JDR Owner, LLC) recently purchased the uncompleted project from the former owners (2255 Las Vegas, LLC - The Drew) in February 2021.

The current owners of the project need time to review, evaluate and get familiar with all existing and land use approvals, permits and Agreements prior to proceeding with the commencement and completion of the project. This request is for a three (3) year extension of time to extend all existing land use applications, to allow the Applicant to complete the assignment and assumption of all Agreements, replace all existing Bonds and Off-site Agreements and obtain building permits to continue construction and completion of the project. The application (DR-19-0428) was originally approved on July 17, 2019 with two (2) years to complete being July 17, 2021.



LAW OFFICE

*Brown, Brown & Premsrirut*

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

**PLANNER  
COPY**

ET-21-400074

The request to extend this application is part of the due diligence by the owners to review all approvals, permits and documents for the project. This application is associated with eight (8) companion application. We request and appreciate that Current Planning allow all the other eight (8) companion applications to have one concurrent approval date.

We appreciate your review and approval of the application as requested.

Please contact me if you have questions or concerns.

Sincerely,

**BROWN, BROWN & PREMSRIRUT**



Lebene Ohene  
Land Use and Development Consultant



# 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 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)  <u>(ORIGINAL APPLICATION #)</u>  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>DR-0289-09</u> <u>(ORIGINAL APPLICATION #)</u>  <input type="checkbox"/> APPLICATION REVIEW (AR)  <u>(ORIGINAL APPLICATION #)</u>	<b>STAFF</b>  APP. NUMBER: <u>ET-21-400075</u> DATE FILED: <u>5/5/2021</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>6/8/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>7/7/21</u> FEE: <u>\$1000</u>	
		<b>PROPERTY OWNER</b>  NAME: <u>JDR Owner LLC</u> ADDRESS: <u>19950 West County Club D, 110th Floor</u> CITY: <u>Aventura</u> STATE: <u>FL</u> ZIP: <u>33180</u> TELEPHONE: <u>305-937-6262</u> CELL: <u>N/A</u> E-MAIL: <u>berickson@fbdev.com</u>
	<b>APPLICANT</b>  NAME: <u>Sheryl Kass</u> ADDRESS: <u>19950 West County Club Drive, 10th Floor</u> CITY: <u>Aventura</u> STATE: <u>FL</u> ZIP: <u>33180</u> TELEPHONE: <u>305-682-4256</u> CELL: <u>N/A</u> E-MAIL: <u>skass@fbdev.com</u> REF CONTACT ID #: <u>N/A</u>	<b>CONRESPONDENT</b>  NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-568-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>

ASSESSOR'S PARCEL NUMBER(S): 162-09-617-001 & 162-09-617-002

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

PROJECT DESCRIPTION: Resort Hotel (Fountainbleau Resort) ET-1840040

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 file 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.

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

STATE OF Florida  
COUNTY OF Miami-Dade

SUBSCRIBED AND SWORN BEFORE ME ON 4/12/2021 (DATE)

BY Sheryl Kass  
NOTARY PUBLIC: Grettel Sales



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LAW OFFICE

*Brown, Brown & Premsrout*

ET-21-40007S

JAY H. BROWN  
DAVID T. BROWN  
RICHY K. PREMSROUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS  
520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563  
FACSIMILE: (702) 385-1028  
EMAIL: jbrown@brownlawfr.com

April 16, 2021

**PLANNER  
COPY**

Clark County Comprehensive Planning  
Current Planning Division  
500 Grand Central Parkway  
Las Vegas, Nevada 89155

**Re: JDR Owner, LLC (also known as Fontainebleau Development, LLC)  
Application Number: DR-0289-09  
Justification Letter - Third Extension Time  
Assessors' Parcel Number: 162-09-617-001 & 162-09-617-002**

**To Whom It May Concern:**

On behalf of our Client, JDR Owner, LLC, please accept this letter for a request for the third extension of time for DR-0289-09, for redesign of a loading dock and cover for a Resort Hotel (The Blue) on 22.7 acres in an H-1 Zone. The project is located on the east side of Las Vegas Boulevard South and on the north side of Elvis Presley Boulevard and within Winchester. This extension of time request is required because the current owners of the project (JDR Owner, LLC) recently purchased the uncompleted project from the former owners (2255 Las Vegas, LLC - The Drew) in February 2021.

The current owners of the project need time to review, evaluate and get familiar with all existing and land use approvals, permits and Agreements prior to proceeding with the commencement and completion of the project. This request is for a three (3) year extension of time to extend all existing land use applications, to allow the Applicant to complete the assignment and assumption of all Agreements, replace all existing Bonds and Off-site Agreements and obtain building permits to continue construction and completion of the project. The original application (DR-0289-09) was approved on June 3, 2009. The first Extension of Time Application (ADET-1368-17) was approved December 2017. The Second Extension of Time

LAW OFFICE

*Brown, Brown & Premsrirut*

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

ET-21-400075

Application (ET-18-400040) was approved on April 18, 2018 with three (3) years to complete being May 05, 2021.


The request to extend this application is part of the due diligence by the owners to review all approvals, permits and documents for the project. This application is associated with eight (8) other companion applications. We request and appreciate that Current Planning allow all the other eight (8) companion applications to have one concurrent approval date.

We appreciate your review and approval of the application as requested.

Please contact me if you have questions or concerns.

Sincerely,

BROWN, BROWN & PREMSRIRUT

  
Lebene Ohene  
Land Use and Development Consultant

**PLANNER  
COPY**



# 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 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 (AR) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-0489-08 (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-21-400077</u> DATE FILED: <u>5/10/21</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>6/8/21</u> PC MEETING DATE: _____ <u>6PM</u> BCC MEETING DATE: <u>7/7/21</u> FEE: <u>\$1,200</u>
	<b>PROPERTY OWNER</b>  NAME: <u>JDR Owner LLC</u> ADDRESS: <u>19950 West County Club D, 110th Floor</u> CITY: <u>Aventura</u> STATE: <u>FL</u> ZIP: <u>33180</u> TELEPHONE: <u>305-937-6262</u> CELL: <u>N/A</u> E-MAIL: <u>berickson@fbdev.com</u>
	<b>APPLICANT</b>  NAME: <u>Sheryl Kass</u> ADDRESS: <u>19950 West County Club Drive, 10th Floor</u> CITY: <u>Aventura</u> STATE: <u>FL</u> ZIP: <u>33180</u> TELEPHONE: <u>305-682-4256</u> CELL: <u>N/A</u> E-MAIL: <u>skass@fbdev.com</u> REF CONTACT ID #: <u>N/A</u>
	<b>CORRESPONDENT</b>  NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-698-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>

ASSESSOR'S PARCEL NUMBER(S): 162-09-617-001 & 162-09-617-002

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

PROJECT DESCRIPTION: Resort Hotel (Fountainbleau Resort) ET-18-400042

(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.

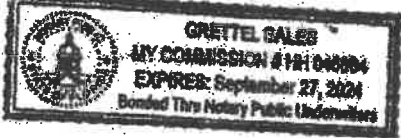
Sheryl Kass  
Property Owner (Signature)\*

Sheryl Kass  
Property Owner (Print)

STATE OF Florida  
COUNTY OF Miami-Dade

SUBSCRIBED AND SWORN BEFORE ME ON 4/12/2021 (DATE)

By sheryl kass  
NOTARY PUBLIC: Grettel Sales



\*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.

LAW OFFICE

*Brown, Brown & Premisirut*

JAY H. BROWN  
DAVID T. BROWN  
PUOY K. PREMSIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS  
520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5553  
FACSIMILE: (702) 386-1023  
EMAIL: jbrown@brownlawlv.com

EX 21-400077

April 16, 2021

Clark County Comprehensive Planning  
Current Planning Division  
500 Grand Central Parkway  
Las Vegas, Nevada 89155

**PLANNER  
COPY**

**Re: JDR Owner, LLC (also known as Fontainebleau Development, LLC)  
Justification Letter - Third Extension Time  
Application Number: UC-0489-08  
Assessors' Parcel Number: 162-09-617-001 & 162-09-617-002**

**To Whom It May Concern:**

On behalf of our Client, JDR Owner, LLC, please accept this letter for a request for the third extension of time for UC-0489-08, for deviations for roof signs and modified separation requirements for the Resort Hotel (The Blue) on 22.7 acres in an H-1 Zone. The project is located on the east side of Las Vegas Boulevard South and on the north side of Elvis Presley Boulevard and within Winchester. This extension of time request is required because the current owners of the project (JDR Owner, LLC) recently purchased the uncompleted project from the former owners (2255 Las Vegas, LLC - The Drew) in February 2021.

The current owners of the project need time to review, evaluate and get familiar with all existing and land use approvals, permits and Agreements prior to proceeding with the commencement and completion of the project. This request is for a three (3) year extension of time to extend all existing land use applications, to allow the Applicant to complete the assignment and assumption of all Agreements, replace all existing Bonds and Off-site Agreements and obtain building permits to continue construction and completion of the project. The original application (UC-0489-08) was approved on June 08, 2018. The first Extension of Time Application (ADET-1367-17) was approved December 2017. The second Extension of Time



LAW OFFICE

*Brown, Brown & Premsrirut*

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

ET-21-400077

Application (ET-18-400042) was approved April 18, 2018 with three (3) years to complete being May 05, 2021.

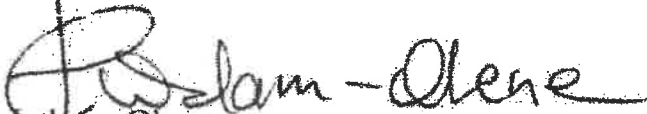
The request to extend this application is part of the due diligence by the owners to review all approvals, permits and documents for the project. This application is associated with eight (8) companion application. We request and appreciate that Current Planning allow all the other eight (8) companion applications to have one concurrent approval date.

We appreciate your review and approval of the application as requested.

Please contact me if you have questions or concerns.

Sincerely,

BROWN, BROWN & PREMSRIRUT



Letene Ohene  
Land Use and Development Consultant

**PLANNER  
COPY**





# 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 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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-0923-06 (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>	APP. NUMBER: <u>ET-21-400078</u> DATE FILED: <u>5/10/21</u> PLANNER ASSIGNED: <u>TGH</u> TAB/CAC: <u>WINCHESTER</u> TAB/CAC DATE: <u>6/9/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>7/7/21</u> FEE: <u>\$900</u>
	<b>PROPERTY OWNER</b>	NAME: <u>JDR Owner LLC</u> ADDRESS: <u>19950 West County Club D, 110th Floor</u> CITY: <u>Aventura</u> STATE: <u>FL</u> ZIP: <u>33180</u> TELEPHONE: <u>305-937-6262</u> CELL: <u>N/A</u> E-MAIL: <u>berickson@bdev.com</u>
	<b>APPLICANT</b>	NAME: <u>Sheryl Kass</u> ADDRESS: <u>19950 West County Club Drive, 10th Floor</u> CITY: <u>Aventura</u> STATE: <u>FL</u> ZIP: <u>33180</u> TELEPHONE: <u>305-682-4256</u> CELL: <u>N/A</u> E-MAIL: <u>skass@bdev.com</u> REF CONTACT ID #: <u>N/A</u>
	<b>CORRESPONDENT</b>	NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>

ASSESSOR'S PARCEL NUMBER(S): 162-09-617-001 & 162-09-617-002  
 PROPERTY ADDRESS and/or CROSS STREETS: S. Las Vegas Blvd. & Elvis Presley Blvd.  
 PROJECT DESCRIPTION: Resort Hotel (Fountainbleau Resort) ET-18-400043

(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.

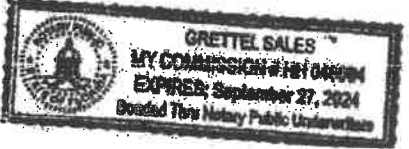
Sheryl Kass  
 Property Owner (Signature)\*

Sheryl Kass  
 Property Owner (Print)

STATE OF Florida  
 COUNTY OF Miami-Dade

SUBSCRIBED AND SWORN BEFORE ME ON 9/12/2021 (DATE)

By Ernest Vass  
 NOTARY PUBLIC: Ernest Vass Grette Sales



\*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.

LAW OFFICE

*Brown, Brown & Premisirut*

JAY H. BROWN  
DAVID T. BROWN  
PUOY K. PREMSIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS  
520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563  
FACSIMILE: (702) 385-1023  
EMAIL: jbrown@brownlawlv.com

ET-11-400073

April 16, 2021

Clark County Comprehensive Planning  
Current Planning Division  
500 Grand Central Parkway  
Las Vegas, Nevada 89155

**PLANNER  
COPY**

**Re: JDR Owner, LLC (also known as Fontainebleau Development, LLC)  
Justification Letter - Third Extension Time  
Application Number: UC-0932-06  
Assessors' Parcel Number: 162-09-617-001 & 162-09-617-002**

**To Whom It May Concern:**

On behalf of our Client, JDR Owner, LLC, please accept this letter for a request for the third extension of time for UC-0932-06, for the Resort Hotel (The Blue) on 22.7 acres in an H-1 Zone. The project is located on the east side of Las Vegas Boulevard South and on the north side of Elvis Presley Boulevard and within Winchester. This extension of time request is required because the current owners of the project (JDR Owner, LLC) recently purchased the uncompleted project from the former owners (2255 Las Vegas, LLC - The Drew) in February 2021.

The current owners of the project need time to review, evaluate and get familiar with all existing and land use approvals, permits and Agreements prior to proceeding with the commencement and completion of the project. This request is for a three (3) year extension of time to extend all existing land use applications, to allow the Applicant to complete the assignment and assumption of all Agreements, replace all existing Bonds and Off-site Agreements and obtain building permits to continue construction and completion of the project. The original application (UC-0932-06) was approved on October 4, 2006. The first Extension of Time Application (ADET-1365-17) was approved December 2017. The second Extension of Time Application (ET-18-400043) was approved on April 18, 2018 with three (3) years to complete being May 05, 2021.

ET-21-400078

The request to extend this application is part of the due diligence by the owners to review all approvals, permits and documents for the project. This application is associated with eight (8) companion application. We request and appreciate that Current Planning allow all the other eight (8) companion applications to have one concurrent approval date.

We appreciate your review and approval of the application as requested.

Please contact me if you have questions or concerns.

Sincerely,

BROWN, BROWN & PREMSRIRUT

  
Lebene Ohene  
Land Use and Development Consultant

**PLANNER  
COPY**



# 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 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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-0233-07 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>ET 21-400079</u> DATE FILED: <u>5/10/2021</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>6/2/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>7/7/21</u> FEE: <u>\$300</u>
	<b>PROPERTY OWNER</b> NAME: <u>JDR Owner LLC</u> ADDRESS: <u>19950 West County Club D, 110th Floor</u> CITY: <u>Aventura</u> STATE: <u>FL</u> ZIP: <u>33180</u> TELEPHONE: <u>305-837-6262</u> CELL: <u>N/A</u> E-MAIL: <u>berickson@fbdev.com</u>
	<b>APPLICANT</b> NAME: <u>Sheryl Kass</u> ADDRESS: <u>19950 West County Club Drive, 10th Floor</u> CITY: <u>Aventura</u> STATE: <u>FL</u> ZIP: <u>33180</u> TELEPHONE: <u>305-682-4256</u> CELL: <u>N/A</u> E-MAIL: <u>skass@fbdev.com</u> REF CONTACT ID #: <u>N/A</u>
<b>CORRESPONDENT</b> NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-588-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>Leflene@brownlawtv.com</u> REF CONTACT ID #: <u>179935</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-09-617-001 & 162-09-617-002

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

PROJECT DESCRIPTION: Resort Hotel (Fountainbleau Resort) ET-18-400044

(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.

Sheryl Kass  
Property Owner (Signature)\*

Sheryl Kass  
Property Owner (Print)

STATE OF Florida  
COUNTY OF Miami-Dade

SUBSCRIBED AND SWORN BEFORE ME ON 4/12/2021 (DATE)

By Sheryl Kass  
NOTARY PUBLIC: Grettel Sales



\*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.

LAW OFFICE

*Brown, Brown & Premisirut*

JAY H. BROWN  
DAVID T. BROWN  
PUDY K. PREMSIRIUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS  
520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563  
FACSIMILE: (702) 385-1023  
EMAIL: jbrown@brownlawlv.com

ET-21-400079

April 16, 2021

Clark County Comprehensive Planning  
Current Planning Division  
500 Grand Central Parkway  
Las Vegas, Nevada 89155

**PLANNER  
COPY**

**Re: JDR Owner, LLC (also known as Fontainebleau Development, LLC)  
Justification Letter - Third Extension Time  
Application Number: UC-0233-07  
Assessors' Parcel Number: 162-09-617-001 & 162-09-617-002**

**To Whom It May Concern:**

On behalf of our Client, JDR Owner, LLC, please accept this letter for a request for the third extension of time for UC-0233-07, to increase the number of resort condominiums with kitchens within the Resort Hotel (The Blue) on 22.7 acres in an H-1 Zone. The project is located on the east side of Las Vegas Boulevard South and on the north side of Elvis Presley Boulevard and within Winchester. This extension of time request is required because the current owners of the project (JDR Owner, LLC) recently purchased the uncompleted project from the former owners (2255 Las Vegas, LLC - The Drew) in February 2021.

The current owners of the project need time to review, evaluate and get familiar with all existing and land use approvals, permits and Agreements prior to proceeding with the commencement and completion of the project. This request is for a three (3) year extension of time to extend all existing land use applications, to allow the Applicant to complete the assignment and assumption of all Agreements, replace all existing Bonds and Off-site Agreements and obtain building permits to continue construction and completion of the project. The original application (UC-0233-07) was approved on April 3, 2007. The first Extension of Time Application (ADET-1364-17) was approved December 2017. The second Extension of Time

ET-21-400079

Application (ET-18-400044) was approved on April 18, 2018 with three (3) years to complete being May 05, 2021.

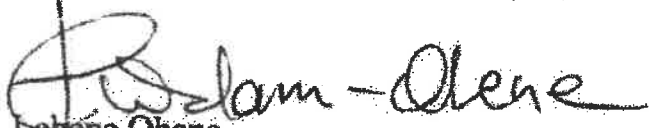
The request to extend this application is part of the due diligence by the owners to review all approvals, permits and documents for the project. This application is associated with eight (8) companion application. We request and appreciate that Current Planning allow all the other eight (8) companion applications to have one concurrent approval date.

We appreciate your review and approval of the application as requested.

Please contact me if you have questions or concerns.

Sincerely,

BROWN, BROWN & PREMSRIRUT

  
Lebene Ohene  
Land Use and Development Consultant

PLANNER  
COPY



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

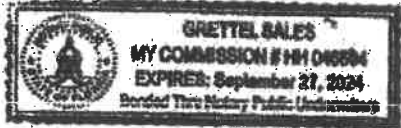
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC)  <input type="checkbox"/> 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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) DR-0213-08 (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-21-400080</u> DATE FILED: <u>5/11/21</u> PLANNER ASSIGNED: <u>JG-H</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>6/8/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>7/7/21</u> FEE: <u>\$ 300</u>
	<b>PROPERTY OWNER</b>  NAME: <u>JDR Owner LLC</u> ADDRESS: <u>19950 West County Club D, 110th Floor</u> CITY: <u>Aventura</u> STATE: <u>FL</u> ZIP: <u>33180</u> TELEPHONE: <u>305-937-6262</u> CELL: <u>N/A</u> E-MAIL: <u>berickson@fbdev.com</u>
	<b>APPLICANT</b>  NAME: <u>Sheryl Kass</u> ADDRESS: <u>19950 West Country Club Drive, 10th Floor</u> CITY: <u>Aventura</u> STATE: <u>FL</u> ZIP: <u>33180</u> TELEPHONE: <u>305-682-4258</u> CELL: <u>N/A</u> E-MAIL: <u>skass@fbdev.com</u> REF CONTACT ID #: <u>N/A</u>
<b>CORRESPONDENT</b>  NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>Luhene@brownlawlv.com</u> REF CONTACT ID #: <u>173635</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-09-617-001 & 162-09-617-002  
 PROPERTY ADDRESS and/or CROSS STREETS: S. Las Vegas Blvd. & Elvis Presley Blvd.  
 PROJECT DESCRIPTION: Resort Hotel ( Fountainsbleau Resort) ET-18-400045

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Role 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 swears 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.

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

STATE OF Florida  
 COUNTY OF DADE  
 SUBSCRIBED AND SWORN BEFORE ME ON 4/12/2021 (DATE)  
 by Sheryl Kass  
 NOTARY PUBLIC: Grettel Sales



\*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.

LAW OFFICE

ET-21-400080

*Brown, Brown & Premsrut*

JAY H. BROWN  
DAVID T. BROWN  
PUOY K. PREMSRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS  
520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5663  
FACSIMILE: (702) 385-1023  
EMAIL: [jbrown@brownlawlv.com](mailto:jbrown@brownlawlv.com)

April 16, 2021

Clark County Comprehensive Planning  
Current Planning Division  
500 Grand Central Parkway  
Las Vegas, Nevada 89155

**PLANNER  
COPY**

**Re: JDR Owner, LLC (also known as Fontainebleau Development, LLC)  
Justification Letter - Extension of Time (Third Extension Time)  
Application Number: DR-0213-08  
Assessors' Parcel Number: 162-09-617-001 & 162-09-617-002**

**To Whom It May Concern:**

On behalf of our Client, JDR Owner, LLC, please accept this letter for a request for the third extension of time for DR-0213-08, to redesign east façade of parking garage and convention facility resort condominiums with kitchens within the Resort Hotel (The Blue) on 22.7 acres in an H-1 Zone. The project is located on the east side of Las Vegas Boulevard South and on the north side of Elvis Presley Boulevard and within Winchester. This extension of time request is required because the current owners of the project (JDR Owner, LLC) recently purchased the uncompleted project from the former owners (2255 Las Vegas, LLC - The Drew) in February 2021.

The current owners of the project need time to review, evaluate and get familiar with all existing and land use approvals, permits and Agreements prior to proceeding with the commencement and completion of the project. This request is for a three (3) year extension of time to extend all existing land use applications, to allow the Applicant to complete the assignment and assumption of all Agreements, replace all existing Bonds and Off-site Agreements and obtain building permits to continue construction and completion of the project. The original application (DR-0213-08) was approved April 2, 2008. The first Extension of Time Application (ADT-1371-17) was approved December 2017. The second Extension of Time



LAW OFFICE

*Brown, Brown & Premsrirut*  
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

**PLANNER  
COPY**

ET-21-400080

Application (ET-18-400045) was approved on April 18, 2018 with three (3) years to complete being May 05, 2021.

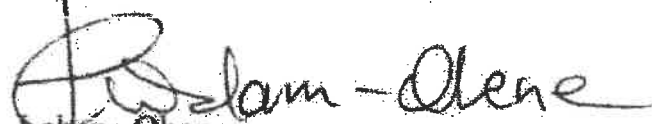
The request to extend this application is part of the due diligence by the owners to review all approvals, permits and documents for the project. This application is associated with eight (8) companion application. We request and appreciate that Current Planning allow all the other eight (8) companion applications to have one concurrent approval date.

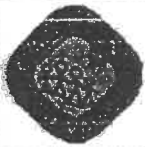
We appreciate your review and approval of the application as requested.

Please contact me if you have questions or concerns.

Sincerely,

**BROWN, BROWN & PREMSRIRUT**

  
Lebene Ohene  
Land Use and Development Consultant



# 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 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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-0698-07 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-21-400082</u> DATE FILED: <u>5/11/21</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAG: <u>Winchester</u> TAB/CAG DATE: <u>6/8/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>7/7/21</u> FEE: <u>\$900</u>
	<b>PROPERTY OWNER</b>  NAME: <u>JDR Owner LLC</u> ADDRESS: <u>19950 West County Club D, 110th Floor</u> CITY: <u>Aventura</u> STATE: <u>FL</u> ZIP: <u>33180</u> TELEPHONE: <u>305-937-6262</u> CELL: <u>N/A</u> E-MAIL: <u>berickson@fbdev.com</u>
	<b>APPLICANT</b>  NAME: <u>Sheryl Kass</u> ADDRESS: <u>19950 West County Club Drive, 10th Floor</u> CITY: <u>Aventura</u> STATE: <u>FL</u> ZIP: <u>33180</u> TELEPHONE: <u>305-882-4256</u> CELL: <u>N/A</u> E-MAIL: <u>skass@fbdev.com</u> REF CONTACT ID #: <u>N/A</u>
	<b>CORRESPONDENT</b>  NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-888-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173635</u>

ASSESSOR'S PARCEL NUMBER(S): 162-09-617-001 & 162-09-617-002

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

PROJECT DESCRIPTION: Resort Hotel (Fountainsbleau Resort) ET-18-400046

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.

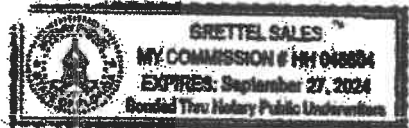
Sheryl Kass  
Property Owner (Signature)\*

Sheryl Kass  
Property Owner (Print)

STATE OF Florida  
COUNTY OF Miami-Dade

SUBSCRIBED AND SWORN BEFORE ME ON 4/12/2021 (DATE)

By Sheryl Kass  
Notary Public: Carole Grettel Sales



\*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.

LAW OFFICE

*Brown, Brown & Premisirut*

JAY H. BROWN  
DAVID T. BROWN  
PUOY K. PREMSIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS  
520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563  
FACSIMILE: (702) 385-1023  
EMAIL: jbrown@brownlawlv.com

ET-21-400082

April 16, 2021

Clark County Comprehensive Planning  
Current Planning Division  
500 Grand Central Parkway  
Las Vegas, Nevada 89155

**PLANNER  
COPY**

**Re: JDR Owner, LLC (also known as Fontainebleau Development, LLC)  
Justification Letter - Third Extension Time  
Application Number: UC-0698-07  
Assessors' Parcel Number: 162-09-617-001 & 162-09-617-002**

**To Whom It May Concern:**

On behalf of our Client, JDR Owner, LLC, please accept this letter for a request for the third extension of time for UC-0698-07, to increase building height and square footage of the Resort Hotel Project (The Blue) located on 22.7 acres in an H-1 Zone. The project is located on the east side of Las Vegas Boulevard South and on the north side of Elvis Presley Boulevard and within Winchester. This extension of time request is required because the current owners of the project (JDR Owner, LLC) recently purchased the uncompleted project from the former owners (2255 Las Vegas, LLC - The Drew) in February 2021.

The current owners of the project need time to review, evaluate and get familiar with all existing and land use approvals, permits and Agreements prior to proceeding with the commencement and completion of the project. This request is for a three (3) year extension of time to extend all existing land use applications, to allow the Applicant to complete the assignment and assumption of all Agreements, replace all existing Bonds and Off-site Agreements and obtain building permits to continue construction and completion of the project. The original Application (UC-0698-7) was approved on July 18, 2007. The first Extension of Time Application (ADET-1369-17) was approved December 2017. The Second Extension of Time

**PLANNER  
COPY**

ET-21-400082

Application (ET-18-400046) was approved on April 18, 2018 with three (3) years to complete being May 05, 2021.

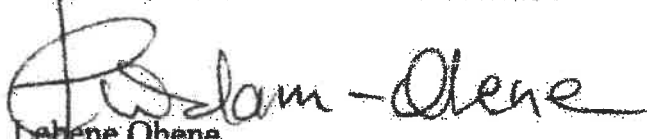
The request to extend this application is part of the due diligence by the owners to review all approvals, permits and documents for the project. This application is associated with eight (8) companion application. We request and appreciate that Current Planning allow all the other eight (8) companion applications to have one concurrent approval date.

We appreciate your review and approval of the application as requested.

Please contact me if you have questions or concerns.

Sincerely,

**BROWN, BROWN & PREMSRIRUT**

  
Dehene Ohene  
Land Use and Development Consultant



# 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 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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-1515-06 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>ET-21-400093</u> DATE FILED: <u>5/11/21</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>6/9/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>7/7/21</u> FEE: <u>\$1000</u>
	<b>PROPERTY OWNER</b> NAME: <u>JDR Owner LLC</u> ADDRESS: <u>19950 West Country Club D, 110th Floor</u> CITY: <u>Aventura</u> STATE: <u>FL</u> ZIP: <u>33180</u> TELEPHONE: <u>305-997-6262</u> CELL: <u>N/A</u> E-MAIL: <u>berickson@fbdev.com</u>
	<b>APPLICANT</b> NAME: <u>Sheryl Kass</u> ADDRESS: <u>19950 West Country Club Drive, 10th Floor</u> CITY: <u>Aventura</u> STATE: <u>FL</u> ZIP: <u>33180</u> TELEPHONE: <u>305-882-4256</u> CELL: <u>N/A</u> E-MAIL: <u>skass@fbdev.com</u> REF CONTACT ID #: <u>N/A</u>
	<b>CORRESPONDENT</b> NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-661-7070</u> E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>

ASSESSOR'S PARCEL NUMBER(S): 162-09-617-001 & 162-09-617-002  
 PROPERTY ADDRESS and/or CROSS STREETS: S. Las Vegas Blvd. & Elvis Presley Blvd.  
 PROJECT DESCRIPTION: Resort Hotel ( Fountainsbleau Resort) ET-18-400047

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record in 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.

Sheryl Kass  
 Property Owner (Signature)  
 STATE OF Florida  
 COUNTY OF Miami-Dade  
 SUBSCRIBED AND SWORN BEFORE ME ON 4/12/2021 (DATE)  
 by Sheryl Kass  
 NOTARY PUBLIC: Shirley Orettel Sales

Sheryl Kass  
 Property Owner (Print)



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

LAW OFFICE

*Brown, Brown & Premisrut*

JAY H. BROWN  
DAVID T. BROWN  
PJUY K. PREMSRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS  
520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563  
FACSIMILE: (702) 385-1023  
EMAIL: [jbrown@brownlawlv.com](mailto:jbrown@brownlawlv.com)

ET-21-400083

April 16, 2021

Clark County Comprehensive Planning  
Current Planning Division  
500 Grand Central Parkway  
Las Vegas, Nevada 89155

PLANN  
COP

**Re: JDR Owner, LLC (also known as Fontainebleau Development, LLC)  
Justification Letter - Third Extension Time  
Application Number: UC-1515-06  
Assessors' Parcel Number: 162-09-617-001 & 162-09-617-002**

**To Whom It May Concern:**

On behalf of our Client, JDR Owner, LLC, please accept this letter for a request for the third extension of time for UC-1515-06, for the alternative landscaping on east property line of the Resort Hotel Project (The Blue) located on 22.7 acres in a H-1 Zone. The project is located on the east side of Las Vegas Boulevard South and on the north side of Elvis Presley Boulevard and within Winchester. This extension of time request is required because the current owners of the project (JDR Owner, LLC) recently purchased the uncompleted project from the former owners (2255 Las Vegas, LLC - The Drew) in February 2021.

The current owners of the project need time to review, evaluate and get familiar with all existing and land use approvals, permits and Agreements prior to proceeding with the commencement and completion of the project. This request is for a three (3) year extension of time to extend all existing land use applications, to allow the Applicant to complete the assignment and assumption of all Agreements, replace all existing Bonds and Off-site Agreements and obtain building permits to continue construction and completion of the project. The original Application (UC-1515-06) was approved December 6, 2006. The first Extension of Time Application (ADET-1366-17) was approved December 2017. The Second

**PLANNER  
COPY**

Extension of Time Application (ET- 18-400047) was approved on April 18, 2018 with three (3) years to complete being May 05, 2021.

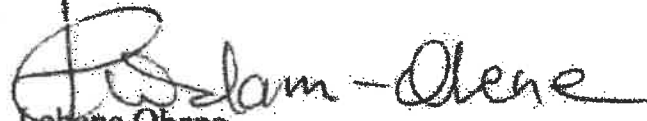
The request to extend this application is part of the due diligence by the owners to review all approvals, permits and documents for the project. This application is associated with eight (8) companion application. We request and appreciate that Current Planning allow all the other eight (8) companion applications to have one concurrent approval date.

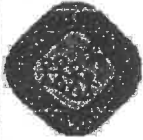
We appreciate your review and approval of the application as requested.

Please contact me if you have questions or concerns.

Sincerely,

**BROWN, BROWN & PREMSRIRUT**

  
Lebene Ohene  
Land Use and Development Consultant



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UG)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p style="padding-left: 20px;"><input type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANR)</p> <p><input checked="" type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">LIC-1242-06</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>ET-21-400084</u>      DATE FILED: <u>5/11/21</u></p> <p>PLANNER ASSIGNED: <u>JG H</u></p> <p>TAB/CAC: <u>WINCHESTER</u>      TAB/CAC DATE: <u>6/8/21</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>7/7/21</u></p> <p>FEE: <u>\$900</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>JDR Owner LLC</u></p> <p>ADDRESS: <u>19950 West County Club D, 110th Floor</u></p> <p>CITY: <u>Aventura</u>      STATE: <u>FL</u>      ZIP: <u>33180</u></p> <p>TELEPHONE: <u>305-937-6262</u>      CELL: <u>N/A</u></p> <p>E-MAIL: <u>barickson@fbdev.com</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>Sheryl Kass</u></p> <p>ADDRESS: <u>19950 West County Club Drive, 10th Floor</u></p> <p>CITY: <u>Aventura</u>      STATE: <u>FL</u>      ZIP: <u>33180</u></p> <p>TELEPHONE: <u>305-882-4256</u>      CELL: <u>N/A</u></p> <p>E-MAIL: <u>skass@fbdev.com</u>      REF CONTACT ID #: <u>N/A</u></p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Jay Brown/Lebene Ohene</u></p> <p>ADDRESS: <u>520 South Fourth Street</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89101</u></p> <p>TELEPHONE: <u>702-598-1429</u>      CELL: <u>702-561-7070</u></p> <p>E-MAIL: <u>Lohene@brownlawlv.com</u>      REF CONTACT ID #: <u>173935</u></p>

ASSESSOR'S PARCEL NUMBER(S): 162-09-517-001 & 162-09-517-002

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

PROJECT DESCRIPTION: Resort Hotel (Fountainsbleau Resort) ET-18-400048

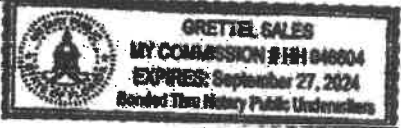
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

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

STATE OF Florida  
 COUNTY OF Dade

SUBSCRIBED AND SWORN BEFORE ME ON 4/12/2021 (DATE)  
 by Sheryl Kass

NOTARY PUBLIC: Grettel Sales



**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.



LAW OFFICE

*Brown, Brown & Premisrut*

JAY H. BROWN  
DAVID T. BROWN  
PUOY K. PREMSRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS  
520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563  
FACSIMILE: (702) 385-1023  
EMAIL: jhbrown@brownlawlv.com

ET-21-400094

April 16, 2021

Clark County Comprehensive Planning  
Current Planning Division  
500 Grand Central Parkway  
Las Vegas, Nevada 89155

**PLANNER  
COPY**

**Re: JDR Owner, LLC (also known as Fontainebleau Development, LLC)  
Justification Letter - Third Extension Time  
Application Number: UC-1242-06  
Assessors' Parcel Number: 162-09-617-001 & 162-09-617-002**

**To Whom It May Concern:**

On behalf of our Client, JDR Owner, LLC, please accept this letter for a request for the third extension of time for UC-1242-06, to allow modular buildings during construction of the Resort Hotel (The Blue) located on 22.7 acres in an H-1 Zone. The project is located on the east side of Las Vegas Boulevard South and on the north side of Elvis Presley Boulevard and within Winchester. This extension of time request is required because the current owners of the project (JDR Owner, LLC) recently purchased the uncompleted project from the former owners (2255 Las Vegas, LLC - The Drew) in February 2021.

The current owners of the project need time to review, evaluate and get familiar with all existing and land use approvals, permits and Agreements prior to proceeding with the commencement and completion of the project. This request is for a three (3) year extension of time to extend all existing land use applications, to allow the Applicant to complete the assignment and assumption of all Agreements, replace all existing Bonds and Off-site Agreements and obtain building permits to continue construction and completion of the project. The original Application (UC-1242-06) was approved on October 17, 2006. The first Extension of time Application (ADET-1363-17) was approved December 2017. The second

**PLANNER  
COPY**

Extension of time Application ( ET- 18-40048) was approved on April 18, 2018 with three (3) years to complete being May 05, 2021.

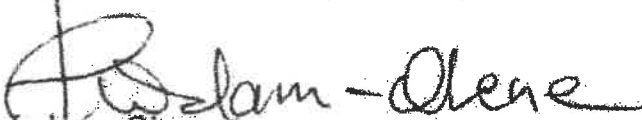
The request to extend this application is part of the due diligence by the owners to review all approvals, permits and documents for the project. This application is associated with eight (8) companion application. We request and appreciate that Current Planning allow all the other eight (8) companion applications to have one concurrent approval date.

We appreciate your review and approval of the application as requested.

Please contact me if you have questions or concerns.

Sincerely,

**BROWN, BROWN & PREMSRIRUT**



Lebene Ohene

Land Use and Development Consultant



PLANNER

# LAND USE APPLICATION COPY

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

- APPLICATION TYPE**
- TEXT AMENDMENT (TA)
  - ZONE CHANGE
    - CONFORMING (ZC)
    - NONCONFORMING (NZC)
  - USE PERMIT (UC)
  - VARIANCE (VC)
  - WAIVER OF DEVELOPMENT STANDARDS (WS)
  - DESIGN REVIEW (DR)
    - PUBLIC HEARING
  - ADMINISTRATIVE DESIGN REVIEW (ADR)
  - STREET NAME / NUMBERING CHANGE (SC)
  - WAIVER OF CONDITIONS (WC)
  - **(ORIGINAL APPLICATION #)**
  - ANNEXATION REQUEST (ANR)
  - EXTENSION OF TIME (ET)
    - **(ORIGINAL APPLICATION #)**
  - APPLICATION REVIEW (AR)
    - **(ORIGINAL APPLICATION #)**

<b>STAFF</b>	APP. NUMBER: <u>WS-21-0244</u>	DATE FILED: <u>5/12/21</u>
	PLANNER ASSIGNED: <u>JRZ</u>	TAB/CAC DATE: <u>6/8/21</u>
<b>PROPERTY OWNER</b>	NAME: <u>Casa Vegas Homeowners c/o Community Management Grp</u>	
	ADDRESS: <u>2450 Box Canyon Drive</u>	
	CITY: <u>Las Vegas</u>	STATE: <u>NV</u> ZIP: <u>89128</u>
<b>APPLICANT</b>	NAME: <u>INTERTEX LV, LLC (joshua@intertextcompanies.com)</u>	
	ADDRESS: <u>6380 S. Valley View Blvd, Suite 246</u>	
	CITY: <u>Las Vegas</u>	STATE: <u>NV</u> ZIP: <u>89118</u>
<b>CORRESPONDENT</b>	NAME: <u>James Yancey</u>	
	ADDRESS: <u>6765 W Russell Rd, Suite 200</u>	
	CITY: <u>Las Vegas</u>	STATE: <u>NV</u> ZIP: <u>89118</u>
TELEPHONE: <u>702-798-7978</u>		CELL: <u>702-808-5443</u>
E-MAIL: <u>jim.yancey@lmeng.com</u>		REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-11-310-000

PROPERTY ADDRESS and/or CROSS STREETS: Vegas Valley and Casa Vegas

PROJECT DESCRIPTION: Adding perimeter fencing and gates to an existing condominium property.

(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.

Jess B  
Property Owner (Signature)\*

Jesse Bachsichan  
Property Owner (Print)

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

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.

WS-21-0244

**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

**GOVERNMENT CODE § 8202**

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer(s), not Notary)

~~\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_~~

Jesse B  
 Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

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 21<sup>ST</sup> day of JANUARY, 2021  
 by \_\_\_\_\_  
Date Month Year

(1) JESSE BACKSIHAN  
 (and (2) \_\_\_\_\_)  
Name(s) of Signer(s)



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

Katalin Langhese  
 Signature of Notary Public

Seal  
 Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: LAND USE APPLICATION Document Date: 1-21-2021

Number of Pages: 4 Signer(s) Other Than Named Above: \_\_\_\_\_

LARRY R. NELSON, P.E.  
President

May 3, 2021

WS-21-0244

Department of Comprehensive Planning  
Development Review  
500 S. Grand Central Parkway  
Las Vegas, Nevada 89155

PLANNER  
COPY

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

Reference: Waiver of Standards APN 162-11-310-000  
(Previous Action Item WS-18-0747)

Dear Staff:

On behalf of our client, we are providing information regarding a Waiver of Standards request for the above-mentioned parcel number, which is located on the southeast corner of Vegas Valley Drive and Casa Vegas Street.

Specifically, the following waiver of standards are requested:

- o Allow a proposed 6-foot-high decorative fence adjacent to Casa Vegas Street and Serenada Drive where a decorative fence is required to be set back for landscaping along a street per Section 30.64-020.
- o Waiver to CCAUSD 222.1 to reduce the proposed throat depth to 11 feet where 100 feet is the minimum setback per Section 30.64-020(5)(a) (an 89% decrease).
- o Allow for the existing entry width of 20'-31' to remain instead of 48' per CCAUSD 222.1 (a 58% decrease).
- o Allow for median length of 18' or no median instead of 20' per CCAUSD 222.1 (a 10% decrease)
- o Allow for median width of 2' or no median instead of 4' per CCAUSD 222.1 (a 50% decrease)
- o Allow for a reduction of parking. Required per 30.60-1 = 674 spots. Existing parking = 443 spots. Proposed parking = 422 spots. 37.4% reduction from required, and 5% reduction from existing.

NEVADA

L. R. NELSON  
CONSULTING ENGINEERS, INC.  
6765 West Russell Road, Suite 200  
Las Vegas, NV 89118-1885  
Phone 702 / 798-7978  
FAX 702 / 451-2298  
Email lrnelson@lrmeng.com

UTAH

L. R. NELSON  
CONSULTING ENGINEERS, L.L.C.  
51 West 9000 South  
Sandy, UT 84070-2008  
Phone 801 / 565-8580  
FAX 801 / 565-9340  
Email lrnelson@lrmeng.com

Due to an increase in crime and limited site security, the project proposes providing additional security measures such as fencing and access gates to increase the security of the area. We are proposing to install fencing, vehicular gates, and pedestrian gates to limit access to the condominium site known as Casa Vegas.

Existing site conditions and space limitation prohibit the adherence to CCAUSD 222.1 but it is felt the need for increased security justifies the reduced setback to allow for the gates.

Coordination with Clark Count Traffic and Public works was done prior to the submittal of this Waiver of Standards to determine a design that provides the security the owner desires for the project, but also minimizes impacts to local traffic patterns and impact to public streets. It has been determined that the entrance/exit located on Vegas Valley will now become a right-out only exit drive.

Access to the site from Casa Vegas and La Canada Street will be gated, but gates are to be left open during normal "business" hours and closed during the evening and night to be accessed by residents only.

Much of the site is currently secured by CMU screen walls along the south and east boundary. The north boundary (along Vegas Valley) and west boundary (Casa Vegas) have an existing knee wall that will remain in place or be replaced in kind if in disrepair. However, a wrought iron fence is to be installed on top of the knee wall to achieve a height that's better suited for security. Pedestrian openings along the north and west boundary will remain, but be gated and access by residents.

Construction of the proposed security measures and maintaining fire access routes required a reduction of parking by 21 spots. This is a reduction from the existing parking count which is currently under the code required amount.

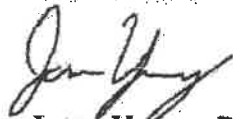
We feel that this addition of fencing and gates to the development provides the additional security desired by residents, the project owner, and local first responders, but minimizes any impacts to the public infrastructure adjacent to the site. With this in mind, we respectfully request the approval of Waiver of Standards.

If you have any questions or concerns, please contact this office at your earliest convenience.

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC.



James Yancey, P.E.  
Project Manager