



# Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, Nv 89142

July 26, 2022

6:00pm

## AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Victoria Bonner at 02-335-9205.
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/WinchesterTAB>

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

Secretary: Victoria Bonner, 702-335-9205, and [victoria.tabsecretary@gmail.com](mailto:victoria.tabsecretary@gmail.com)  
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

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

Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for May 31, 2022. (For possible action)
- IV. Approval of the Agenda for July 26, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
  - 1. **WS-22-0358-ALDABBAGH, OMAR:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased wall sign area; and **2)** increased average letter height of a wall sign.  
**DESIGN REVIEW** for proposed signage in conjunction with an existing adult cabaret establishment on 0.9 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the west side of Highland Drive, 636 feet south of Edna Avenue within Winchester. TS/jor/tk (For possible action) 08/03/22 BCC
  - 2. **DR-22-0367-LV-PCPS, LLC & LV-AM, LLC:**  
**DESIGN REVIEWS** for the following: **1)** modifications to an approved comprehensive sign plan; **2)** increase the number of animated signs; and **3)** increase the area of animated signs for a resort hotel (Sahara) on 17.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southeast corner of Las Vegas Boulevard South and Sahara Avenue within Winchester. TS/md/tk (For possible action) 08/17/22 BCC
  - 3. **ET-21-400170 (UC-1223-07)-MRC I FUNDING CORPORATION:**  
**HOLDOVER USE PERMITS SIXTH EXTENSION OF TIME** for the following: **1)** a High Impact Project; **2)** an expansion of the Gaming Enterprise District; **3)** a resort hotel consisting of 3,250 hotel rooms; **4)** 250 resort condominiums; **5)** public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, offices, meeting/convention, back-of-house areas, and parking structures; **6)** increase the height of the high-rise towers and structures; **7)** associated accessory and incidental commercial uses, buildings, and structures; and **8)** deviations from development standards.  
**DEVIATIONS** for the following: **1)** reduce on-site parking; **2)** reduce the height setback ratios; **3)** encroachment into airspace; and **4)** all other deviations as shown per plans on file.  
**DESIGN REVIEWS** for the following: **1)** a resort hotel/casino with high-rise towers including kitchens in rooms; and **2)** all other accessory and incidental buildings and structures on 15.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the west side of Paradise Road within Winchester. TS/nr/jo (For possible action) 08/17/22 BCC
  - 4. **WS-22-0374-GLUSMAN FAMILY LP:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the number of animated signs.  
**DESIGN REVIEWS** for the following: **1)** a freestanding sign with animation; and **2)** increased animated sign area in conjunction with an existing restaurant on 1.2 acres in an H-1 (Limited

Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive, 440 feet west of Paradise Road within Winchester. TS/al/tk (For possible action) 08/17/22 BCC

VII. General Business

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

IX. Next Meeting Date: August 9, 2022.

X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Winchester Community Center: 3130 S McLeod Dr., Las Vegas, NV 89121  
<https://notice.nv.gov>



# Winchester Town Advisory Board

May 31, 2022

## MINUTES

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

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

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

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- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions  
Beatriz Martinez; Town Liaison; Victoria Bonner: Secretary; Steve Demerit: Planning. The meeting was called to order at 6:00p.m.
- II. Public Comment  
**None**
- III. Approval of May 10, 2022 Minutes  
**Moved by: Delibos**  
**Amend vote on item #1 to 3-0**  
**Vote: 4-0 Unanimous**
- IV. Approval of Agenda for May 10, 2022  
**Moved by: Delibos**  
**Approve**  
**Vote: 4-0 Unanimous**
- V. Informational Items
- VI. Planning & Zoning:
  1. **WS-22-0257-MCMENEMY, RON S. & JUDITH A. 2000 LIVING TRUST, ET AL:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow roof signs.  
**DESIGN REVIEW** for existing and proposed roof signs in conjunction with an existing commercial building within a commercial complex on 1.1 acres in a C-2 (General Commercial) Zone in the Midtown Maryland Parkway Overlay District. Generally located

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

**Approve with staff conditions**  
**Moved By- Mikes**  
**Vote: 4-0**

2. **UC-22-0267-WESTWYNN, LLC:**

**USE PERMIT** for temporary construction storage.

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

**Approve with staff conditions**  
**Moved By- Mikes**  
**Vote: 4-0**

VII. General Business

VII. Public Comment

VIII. Next Meeting Date

**The next regular meeting will be June 14, 2022**

IX. Adjournment

**The meeting was adjourned at 6:23 p.m.**

**ATTACHMENT A  
WINCHESTER TOWN ADVISORY BOARD  
ZONING AGENDA  
TUESDAY, 6:00 P.M., JULY 26, 2022**

08/03/22 BCC

1. **WS-22-0358-ALDABBAGH, OMAR:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased wall sign area; and 2) increased average letter height of a wall sign.  
**DESIGN REVIEW** for proposed signage in conjunction with an existing adult cabaret establishment on 0.9 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the west side of Highland Drive, 636 feet south of Edna Avenue within Winchester. TS/jor/tk (For possible action)

08/17/22 BCC

2. **DR-22-0367-LV-PCPS, LLC & LV-AM, LLC:**  
**DESIGN REVIEWS** for the following: 1) modifications to an approved comprehensive sign plan; 2) increase the number of animated signs; and 3) increase the area of animated signs for a resort hotel (Sahara) on 17.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southeast corner of Las Vegas Boulevard South and Sahara Avenue within Winchester. TS/md/tk (For possible action)
3. **ET-21-400170 (UC-1223-07)-MRC I FUNDING CORPORATION:**  
**HOLDOVER USE PERMITS SIXTH EXTENSION OF TIME** for the following: 1) a High Impact Project; 2) an expansion of the Gaming Enterprise District; 3) a resort hotel consisting of 3,250 hotel rooms; 4) 250 resort condominiums; 5) public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, offices, meeting/convention, back-of-house areas, and parking structures; 6) increase the height of the high-rise towers and structures; 7) associated accessory and incidental commercial uses, buildings, and structures; and 8) deviations from development standards.  
**DEVIATIONS** for the following: 1) reduce on-site parking; 2) reduce the height setback ratios; 3) encroachment into airspace; and 4) all other deviations as shown per plans on file.  
**DESIGN REVIEWS** for the following: 1) a resort hotel/casino with high-rise towers including kitchens in rooms; and 2) all other accessory and incidental buildings and structures on 15.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the west side of Paradise Road within Winchester. TS/nr/jo (For possible action)
4. **WS-22-0374-GLUSMAN FAMILY LP:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the number of animated signs.  
**DESIGN REVIEWS** for the following: 1) a freestanding sign with animation; and 2) increased animated sign area in conjunction with an existing restaurant on 1.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive, 440 feet west of Paradise Road within Winchester. TS/al/tk (For possible action)

SIGNS  
(TITLE 30)

HIGHLAND DR/EDNA AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-22-0358-ALDABBAGH, OMAR:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased wall sign area; and 2) increased average letter height of a wall sign.

**DESIGN REVIEW** for proposed signage in conjunction with an existing adult cabaret establishment on 0.9 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District.

Generally located on the west side of Highland Drive, 636 feet south of Edna Avenue within Winchester. TS/jor/tk (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-08-705-013

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Increase the cumulative area of proposed wall signs of the north building face of the 2 story building addition to 490 square feet where 200 square feet is allowed per Title 30 (a 145% increase).
- b. Increase the proposed wall sign area of the east facing elevation of the 2 story building addition to 258.7 square feet where 186 square feet is allowed per Title 30 (a 40% increase).
2. Increase the average letter height to 7 feet 6 inches where 4 feet is the maximum allowed on a site that is less than 5 acres per Title 30 (an 87% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2995 Highland Drive
- Site Acreage: 0.9
- Project Type: Signage
- Number of Stories: 2
- Building Height (feet): 38

- Square Feet: 490 (wall signs at the new north wall face - building addition)/238 (wall signs south facing elevation)/258 (wall sign at the new east facing building addition elevation)/150 (wall sign at the new west facing building addition elevation)

### History & Site Plan

The site plan depicts an existing adult use establishment (Scores Cabaret) located on the west side of Highland Drive, 636 feet south of Edna Avenue. The primary existing building is located on the south side of the site and is oriented east to west. WS-20-0076 previously approved a 2 story building addition on the west side of the primary building and an accessory building (kitchen pod) west of the building addition (southwest corner of the site). The site plan depicts a re-designed parking lot which now includes 63 parking spaces where 61 parking spaces are required. UC-20-0437 was approved to allow outside dining and drinking and approved waivers of development standards to eliminate a pedestrian access around the perimeter of the outside dining and drinking patio area, increased wall height to 8 feet, and eliminated parking lot landscaping. The parking lot was also re-designed under UC-20-0437.

### Elevations

The existing primary building has an overall height of 23 feet 6 inches with tan and brown plastered walls with stone veneer accents. UC-20-0437 approved a 2 story building addition to be constructed on the west end of the existing main building with an overall height of 38 feet. The exterior finishes of the building addition include brown and tan plaster walls to match the existing primary building color. A staircase on the west end of the building addition leads to the second floor of the building addition.

### Signage

UC-0649-16 was previously approved to allow a roof sign and the existing wall signs on the north, east, and south facing elevation of the original cabaret building. WS-18-0979 and WS-19-0901 were both approved for an animated freestanding sign located in the landscape area along Highland Drive. However, the final design of the existing freestanding sign stems from WS-19-0901, the freestanding sign is set back 10 feet from the right-of-way and has an overall height of 40 feet and includes animation.

Today, the applicant is requesting to increase the wall sign area on the north, east, south, and west facing elevations of the 2 story building addition (western portion of the overall cabaret building). The proposed signage is as follows:

North building face elevation of the new 2 story addition:

- This area (building face) is considered separate from the existing north facing elevation of the original cabaret building due to new elevator wall pop-out which breaks-up the overall span of the building.
- The building face will consist of 4 wall signs with an overall area of 122.5 square feet for each internally illuminate cabinet.
- The applicant is proposing to increase the wall sign area to 490 square feet where 290 square feet is the maximum allowed per Title 30.



South facing building elevation of the new 2 story addition:

- The south facing elevation of the new building addition includes 4 new wall signs where each cabinet has an overall area of 59.5 square feet each.
- There are 3 existing wall signs which are centrally located on the south wall (with the exact same design) will be relocated slightly higher on the wall since the site was approved for an increase in perimeter wall height to 8 feet.
- The southeast wall elevation will remain the same. There is a previously approved roof sign and 3 wall signs that will not be reconfigured.

East facing building elevation of the new 2 story addition:

- This section includes 1 set of pan channel letters with front illumination which has an overall area of 258 square feet.
- The applicant is proposing to increase the average letter height to 7 feet 6 inches where 4 feet is the maximum allowed on a site that is less than 5 acres per Title 30.

West facing building elevation of the new 2 story addition:

- This section includes 1 set of pan channel letters with front illumination which has an overall area of 147 square feet.
- The applicant is proposing to increase the average letter height to 5 feet where 4 feet is the maximum allowed on a site that is less than 5 acres per Title 30.

Applicant's Justification

Scores, the subject adult cabaret on Highland Drive recently completed construction of a 2 story building expansion from the original 1 story building. This request is to add signage to the newer portion of the building. It should be noted that because windows are not appropriate for an adult cabaret, the initial signage package used framed photos to create visual interest on the building in lieu of fenestration. With the original signage review in 2016, more than half of the wall signage on Scores Cabaret functioned with this fenestration/articulation. The size of these faux windows are scaled appropriately to the building. This wall signage is not animated. Currently, the newly constructed building extension appears to be an anomaly to the existing structure, it is taller with blank expressionless walls. The proposed signage will lend consistency to the appearance.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-20-0437	Allowed outside dining and drinking, waivers for pedestrian access, increased wall height, and parking lot landscaping, and a design review for the outside dining/drinking patio area, and parking lot re-design	Approved by BCC	November 2020
WS-20-0076	Established an alternative parking requirement, a design review to expand an existing adult cabaret and for building addition and accessory building	Approved by ZA	March 2020

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-19-0901	Allowed increased animated sign area, increased area for a freestanding sign, and design review for signage	Approved by BCC	March 2020
WS-18-0979	Increased animated freestanding signage	Approved by BCC	February 2019
WS-18-0643	Request for signage including an animated (video) sign for a cannabis establishment	Approved by BCC	January 2019
DR-18-0071	Parking lot expansion (added 11 parking spaces) in conjunction with an existing adult cabaret, site was originally 2 separate parcels and were a part of an industrial complex with shared parking, both parcels were purchased and are no longer a part of the complex, site has been combined via PM 124-99	Approved by BCC	June 2018
UC-0649-16	Hookah lounge in conjunction with an existing tavern and adult cabaret, permit a roof sign and increased sign area, exterior improvements to existing tavern and adult cabaret	Approved by BCC	November 2016
UC-0436-15	Expansion of an adult use and exterior remodeled tavern within an existing commercial/warehouse complex with a design review	Approved by BCC	August 2015
WS-0200-02	Allowed an off-premises sign on the north parcel (site has been combined via PM 124-99)	Approved by PC	March 2002
WS-1105-01	Reduced parking for an appliance store and industrial uses	Approved by PC	October 2001
ADR-0761-01	Exterior remodeled of an adult cabaret	Approved by ZA	August 2001
ADR-0535-01	Exterior remodeled of an adult cabaret	Approved by ZA	June 2001
ADR-1019-00	Allowed an adult cabaret	Approved by ZA	December 2000
VC-0125-00	Reduced parking for a retail store, tavern, and warehouse	Approved by PC	March 2000

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use & Business Employment	M-1	Industrial buildings
South	Business Employment	M-1	Warehouse/office building
East	Business Employment & City of Las Vegas	M-1 & M	Industrial buildings
West	Business Employment	M-1	Industrial buildings & mini-warehouse

## **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.

##### Waivers of Development Standards & Design Review

Staff does not object to the proposed wall signs since the proposed signage is consistent with the signs that were previously approved with the original cabaret building. Increasing the wall sign area does not negatively impact the site, nor does increasing the letter height. Staff finds that similar signage exists throughout the Adult Use Overlay District, and the proposed signage will complete the exterior aesthetics of the 2 story building addition. Staff supports both waivers of development standards requests and the design review.

#### **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

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

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

- No comment.

#### **Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SCORES CABARET

**CONTACT:** LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

DRAFT

SIGNAGE  
(TITLE 30)

LAS VEGAS BLVD S/SAHARA AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-22-0367-LV-PCPS, LLC & LV-AM, LLC:**

**DESIGN REVIEWS** for the following: 1) modifications to an approved comprehensive sign plan; 2) increase the number of animated signs; and 3) increase the area of animated signs for a resort hotel (Sahara) on 17.5 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the southeast corner of Las Vegas Boulevard South and Sahara Avenue within Winchester. TS/md/tk (For possible action)

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RELATED INFORMATION:

**APN:**  
162-09-502-001

**DESIGN REVIEWS:**

1. Modifications to an approved comprehensive sign plan in conjunction with an existing resort hotel (Sahara).
2. Increase the number of animated signs to 6 where 5 were previously approved.
3. Increase the overall area of animated signs to 14,428 square feet where 12,196 square feet was previously approved.

**LAND USE PLAN:**  
WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**  
**Project Description**

**General Summary**

- Site Address: 2535 Las Vegas Boulevard South
- Site Acreage: 17.5
- Project Type: Amended comprehensive sign plan

**Site Plan & Request**

This is a request for revisions and additions to a previously approved comprehensive sign plan for the Sahara Resort Hotel (formerly the SLS Resort Hotel). UC-22-0021 was approved for an amended comprehensive sign plan by the Board of County Commissioners in March 2022. This application addresses the relocation of a previously approved animated sign on the west elevation of the existing parking garage and a proposed animated sign on the south elevation of

the parking garage. There are no proposed changes to the location or design of the existing buildings, landscaping, or uses on the site.

Signage

The plans depict a previously approved 2,232 square foot animated sign, consisting of an LED screen, that will be relocated to the southwest elevation of the existing parking garage. The previously approved animated sign measures 36 feet in height and is oriented towards Las Vegas Boulevard South. A proposed 2,232 square foot animated sign also measuring 36 feet in height, consisting of an LED screen will be located on the south elevation of the garage. The animated signs will have the capability to appear as one continuous animated sign wrapping around the corner of the garage or to act as independently programmed signs.

Type of Sign	Existing (sq. ft.)	Previously Approved via UC-22-0021 (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent Increase	# of Existing Signs	# of Previously approved* & Proposed Signs via UC-22-0021	Total # of Signs
Freestanding*	19,400	658	0	20,058	4,705	3.4%	4	1*	5
Monument	166	0	0	166	140 (70 per sign)	-	4	-	4
Wall*	73,279	2,925	2,232	78,436	36,870	4.0%	24	2* 1 (proposed)	27
Directional	196	439	0	635	160	224.0%	5	14*	19
Roof	1,248	2,220	0	3,468	0	177.9%	1 (Note A)	1* (Note B)	2
Projecting	195	-	0	195	0	-	1	-	1
Hanging	202	60	0	262	0	29.7%	18	1*	19
Overall Total	94,686	6,302	2,232	103,220	41,875	6.7%	57	20	77

\*All signs were previously approved via UC-22-0021, with the exception of the 2,232 square foot wall/animated sign that is proposed on the south façade of the existing parking garage.

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent Increase	# of Existing Signs	# of Proposed Signs	Total # of Signs
Animated (video units)	12,196	2,232	14,428	450 (3)	18.3%	5 (Note C)	1 (Note D)	6
Animated (other)	18,300	-	18,300	Per BCC approval	-	4	-	4

\*The digital LED and wall signs also contain animation. The details for the animated signs are listed above.

- Note A: Existing 1,248 square foot roof sign previously relocated on north face of Blanca Tower.

- Note B: Previously approved 2,220 square foot roof sign located on west face of Marra Tower.
- Note C: Two existing animated signs on Las Vegas Boulevard South (north end against building and freestanding sign). Two animated signs on Las Vegas Boulevard South (porte-cochere and wall mounted parking garage). One animated freestanding sign on Paradise Road (total of 5).
- Note D: One proposed animated sign on the south face of the existing parking garage.

Applicant's Justification

The applicant states the combined signage panels will have the capability to appear as 1 continuous animated sign wrapping around the corner of the garage or to act as independently programmed signs. The proposed modification and addition are consistent with the standards of approval for other major resort properties within an H-1 zone, especially within the Las Vegas Strip Corridor. All signage lighting is energy efficient LED. There is no impact to public utilities or services.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-22-0044	Modifications to an approved resort hotel (Sahara)	Approved by BCC	March 2022
UC-22-0021	Modifications to an approved comprehensive sign plan for a resort hotel (Sahara)	Approved by BCC	March 2022
ADR-20-900123	Restaurant addition	Approved by ZA	March 2020
WS-19-0803	Reduced setbacks, and permit non-standard improvements within the right-of-way, and design reviews for the renovation of a porte-cochere, water feature, site additions, and enhancements	Approved by BCC	November 2019
DR-19-0555	Expansion and renovation of an outdoor pool area	Approved by BCC	September 2019
DR-19-0417	Amended a comprehensive sign plan	Approved by BCC	July 2019
UC-0275-16	Reduced parking for the SLS Resort Hotel	Approved by BCC	May 2016
UC-0222-16	Increased building height and an amended sign plan for the SLS Resort Hotel	Approved by BCC	May 2016
UC-0789-13	Comprehensive sign plan for the SLS Resort Hotel	Approved by BCC	January 2014
UC-0416-11	Additions, revisions, and remodel of an existing resort hotel (SLS Las Vegas formerly Sahara)	Approved by BCC	November 2011
UC-1498-07	Additions and revisions to an existing resort hotel including a new hotel tower	Approved by BCC	February 2008
UC-1013-99	Additions and modifications to a resort hotel	Approved by PC	September 1999

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1 & C-2	Commercial development
South	Entertainment Mixed-Use	H-1	Undeveloped
East	Entertainment Mixed-Use	H-1	Parking lot & multiple family residential
West	Entertainment Mixed-Use	H-1	Rock-N-Rio outdoor events facility

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

Code allows alternative sign standards for resort hotels if the alternative results in the development having a visual character compatible with adjacent developments. The proposed revisions and additions are compatible with the previously approved sign package. Additionally, the proposed signs are consistent in style and design with the existing signs on-site and are of similar scale as other resort hotels within the immediate area and along Las Vegas Boulevard South. The proposed signs consist of compatible architectural design, style, and color. Staff finds that the revisions and additions to the previously approved sign package will not negatively impact the site. Therefore, staff can support these requests.

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

##### Current Planning

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

##### Public Works - Development Review

- No comment.



**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DOUG WALTON

**CONTACT:** FENNEMORE, 9275 W. RUSSELL ROAD, SUITE 240, LAS VEGAS, NV  
89148

DRAFT

RESORT HOTEL  
(TITLE 30)

CONVENTION CENTER DR/PARADISE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400170 (UC-1223-07)-MRC I FUNDING CORPORATION:**

**HOLDOVER USE PERMITS SIXTH EXTENSION OF TIME** for the following: **1)** a High Impact Project; **2)** an expansion of the Gaming Enterprise District; **3)** a resort hotel consisting of 3,250 hotel rooms; **4)** 250 resort condominiums; **5)** public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, offices, meeting/convention, back-of-house areas, and parking structures; **6)** increase the height of the high-rise towers and structures; **7)** associated accessory and incidental commercial uses, buildings, and structures; and **8)** deviations from development standards.

**DEVIATIONS** for the following: **1)** reduce on-site parking; **2)** reduce the height setback ratios; **3)** encroachment into airspace; and **4)** all other deviations as shown per plans on file.

**DESIGN REVIEWS** for the following: **1)** a resort hotel/casino with high-rise towers including kitchens in rooms; and **2)** all other accessory and incidental buildings and structures on 15.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Convention Center Drive and the west side of Paradise Road within Winchester. TS/nr/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-09-806-001; 162-09-806-005 through 162-09-806-008; 162-09-806-011

**USE PERMITS:**

1. Allow a High Impact Project.
2. Allow an expansion of the Gaming Enterprise District.
3. Allow a resort hotel (Marriott) consisting of 3,250 hotel rooms.
4. Allow 250 resort condominiums.
5. Allow public areas including all casino areas, showrooms, live entertainment, shopping center (retail and restaurants), indoor and outdoor dining, offices, meeting/convention, back-of-house areas, and parking structures.
6. Increase the height of the high-rise towers up to 670 feet where 100 feet is the standard (a 570% increase).
7. Allow all associated accessory and incidental commercial uses, buildings, and structures.
8. Allow for deviations from development standards.

**DEVIATIONS:**

1. a. Reduce required on-site parking from 5,666 spaces to 3,917 spaces (a 30% reduction).

- b. Reduce required loading spaces from 23 spaces to 18 spaces (a 12% reduction).
  - a. Reduce the height setback ratio on Paradise Road from 200 feet to 20 feet with intrusions occurring at 140 feet above grade.
    - b. Reduce the height setback ratio on Desert Inn Road from 200 feet to 20 feet with intrusions occurring for a small portion of the building at 104 feet above grade and recurring at 372 feet above grade.
3. Permit encroachments into the airspace.
4. Permit all other deviations as shown per plans on file.

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

**BACKGROUND:**  
**Project Description**

**General Summary**

- Site Address: List on file
- Site Acreage: 15
- Number of Units: 3,250 hotel rooms & 250 resort condominiums
- Project Type: Resort hotel with resort condominiums
- Number of Stories: 42
- Building Height (feet): 670
- Parking Required/Provided: 5,666/3,917 (a 30% reduction)

Site Plan

The original application was a request to expand the Gaming Enterprise District on the east side of the property, to facilitate the construction of a High Impact Project. The project is the Marriott Resort Hotel, consisting of 6,279,180 square feet of total area. Public access to the site is provided via curb cuts on Convention Center Drive, Desert Inn Road, and Debbie Reynolds Drive. There is no vehicular access provided from Paradise Road. A curb cut for an entrance to the employee parking area is provided from Debbie Reynolds Drive. A 30% parking reduction was approved to reduce the overall parking for the resort.

Landscaping

The approved pedestrian realm consisting of a minimum of 20 feet is provided along all street frontage areas and includes a detached sidewalk. The pedestrian realm consists of a minimum 10 foot wide amenity zone, planted with trees and shrubs, located adjacent to the back of curb, a minimum 10 foot wide sidewalk, and a minimum 5 foot wide supplemental area adjacent to the structures.

Elevations

The approved exterior elevations for the high-rise tower involve the use of a glazed aluminum window wall system, EIFS applications, aluminum composite panels, and a metal louver system on the parking garage elevations. The low-rise convention center portion of the building consists of pre-cast concrete panels and aluminum composite panels.

### Floor Plans

The approved plans depict 75,000 square feet of casino area; 182,950 square feet of retail, restaurant, and entertainment floor area; 150,000 square feet of exhibit area; 400,000 square feet of meeting rooms associated with the convention center; 24,000 square feet of theater area; a 71,500 square foot spa and salon; 283,000 square feet of circulation areas; 1,046,116 square feet of back-of-house areas; 2,196,114 square feet of floor area associated with the hotel rooms and resort condominiums; 20,000 square feet of loading areas; a 50,400 square foot central plant; and 1,705,100 square feet of floor area in the 5 level parking garage for the total floor area of the project.

### Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400267 (UC-1223-07):

#### Current Planning:

- Until December 19, 2021 to commence.
- Applicant is advised that a Development Agreement was a condition of approval on the first extension of time and is required to ensure that any increased impact for public services and infrastructure is mitigated and adequate amenities are provided; 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 UC-1223-07 (ET-0170-16):

#### Current Planning

- Until December 19, 2018 to commence.
- Applicant is advised that a Development Agreement was a condition of approval on the first extension of time and is required to ensure that any increased impact for public services and infrastructure is mitigated and adequate amenities are provided; 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 UC-1223-07 (ET-0127-13):

#### Current Planning

- Until December 19, 2016 to commence.

- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

#### Public Works-Development Review

- Compliance with previous conditions

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

- Applicant is advised that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates from all phases of the proposed project at build-out before sewer point-of-connection can be approved for the hotel casino; active odor control treatment of wastewater liquid and vapor will be required as part of this project; all on-site sewers shall be private; public sewers shall only be allowed in the public streets; there are existing public 21 inch and 8 inch sanitary sewer lines on the property; as part of the applicant's project, at the time of development CCWRD will require the developer to vacate and abandon the on-site public sewers that are no longer being actively used as part of the development; developer relocation of existing public sanitary sewers will require full engineering review and evaluation; all new sewers must meet CCWRD design standards and have adequate capacity as determined by CCWRD; rerouted sewers must have capacity at least equal to the existing sewer plus any net additional flows resulting from the proposed project; CCWRD will not vacate existing right-of-way or public utility/sewer easements until all rerouted or replacement sewers are constructed, inspected, and accepted by CCWRD; and that CCWRD has no objection to the extension of time.

Listed below are the approved conditions for UC-1223-07 (ET-0045-11):

#### Current Planning

- Until December 19, 2013 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- All applicable standard conditions for this application type.
- Applicant is advised that a Development Agreement was a condition of approval on the first extension of time and is required to ensure that any increased impact for public services and infrastructure is mitigated and adequate amenities are provided; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

#### Public Works-Development Review

- Compliance with previous conditions

Listed below are the approved conditions for UC-1223-07 (ET-0321-09):

#### Current Planning

- Until December 19, 2011 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;

- All applicable standard conditions for this application type.
- Applicant is advised that this application is subject to a Development Agreement; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

#### Civil Engineering

- Compliance with previous conditions.

Listed below are the approved conditions for UC-1223-07:

#### Current Planning

- A Development Agreement as agreed upon by the applicant to mitigate impacts of the project including but not limited to issues identified by the technical reports and studies; and issues identified by the Board of County Commissioners;
- Grading, excavation, foundations, structures up to 35 feet high but not within 45 feet of any public rights-of-way, underground utilities, mechanical, electrical and plumbing undergrounds, and dewatering permits may be issued prior to final approval of the Development Agreement;
- Developer to hold a neighborhood meeting with the Metropolis Condominium owners;
- Design review as a public hearing for significant changes to the plans;
- Decorative fencing or barriers shall be installed around this site to prohibit pedestrian access across Paradise Road, Desert Inn Road, and Convention Center Drive;
- A 50 foot minimum setback from right-of-way at the intersection of Convention Center Drive and Paradise Road to create an open plaza area at the intersection;
- Pedestrian realms per plans on file;
- 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; 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 Development Agreement with Clark County, if required;
- Right-of-way dedication and construction of the following: Convention Center Drive to accommodate dual turn lanes, 30 feet on Debbie Reynolds Drive to back of curb, and Paradise Road to accommodate a bus turn out and additional through lanes;
- Construct full off-site improvements with construction of off-sites on Paradise Road to be coordinated with Public Works;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control, which may require a vacation of excess right-of-way or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way;

- Dedication and construction of bus turnouts including passenger loading shelter areas in accordance with Regional Transportation Commission standards on Paradise Road and a combination bus turnout/turning lane on Desert Inn Road;
- Drainage study and compliance;
- Traffic study and compliance;
- Traffic study to also address: a) any additional right-of-way dedications to Clark County as required by the traffic study to accommodate any turn lanes, physical improvements, and pedestrian volumes generated by this project, b) the required width of all public walk way segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes, c) turnover analysis for the porte-cochere and recommendation of mitigation measures as applicable, d) on-site circulation, e) identification and implementation of Traffic Demand Management (TDM) measures, f) traffic impact mitigation plan to be reviewed by the staffs of Regional Transportation Commission, Freeway and Arterial System of Transportation (FAST), Clark County Development Services, Civil Engineering Division and Clark County Public Works, g) air quality analysis to the Department of Air Quality and Environment Management (DAQEM), h) on-site turnaround analysis to be provided for loading docks on Debbie Reynolds Drive, and i) congestion and circulation;
- Driveway location and widths on Convention Center Drive to be approved by Clark County Civil Engineering Division;
- Developer to participate in the construction of the pedestrian bridges with financial cooperation and collaboration from Las Vegas Convention Authority and coordinate the design and construction with Clark County Public Works;
- Developer shall provide pavement markings and signs to create a continuous two-way left turn lane (TWLTL) centered on the ultimate street centerline of Debbie Reynolds Drive along the project's frontage;
- Reconstruct any unused driveways with full off-sites;
- Vacate any unnecessary rights-of-way and/or easements;
- Any applicable vacations to be recordable prior to building permit issuance or applicable map submittal;
- Any signs to remain a minimum of 10 feet from right-of-way and maintain clearance from site visibility zone.

#### 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 FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the

Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code.

- Applicant is advised that the F AA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant requests another year extension to work on a development plan for the site.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
AR-21-400171 (WS-0237-08)	Sixth application for review for outdoor temporary events	Approved by BCC	December 2021
AR-20-400044 (UC-0899-14)	Third application for review for temporary outdoor events without a licensed business on site	Approved by BCC	July 2020
AR-18-100265 (WS-0237-08)	Third application for review of an outdoor tent for a temporary event	Approved by BCC	February 2019
ET-18-400267 (UC-1223-07)	Fifth extension of time for the expansion of the Gaming Enterprise District, a resort hotel consisting of 3,250 hotel rooms, and 250 resort condominiums	Approved by BCC	February 2019
AR-18-400234 (UC-0899-14)	Second application for review for temporary outdoor commercial events without a licensed business on site	Approved by BCC	December 2018
WS-0237-08 (AR-0171-16)	Second application for review of an outdoor tent for a temporary event	Approved by BCC	January 2017
UC-1223-07 (ET-0170-16)	Fourth extension of time for the expansion of the Gaming Enterprise District, a resort hotel consisting of 3,250 hotel rooms, and 250 resort condominiums	Approved by BCC	January 2017
UC-0899-14 (AR-0003-16)	First application for review for temporary outdoor events without a licensed business on-site (during conventions)	Approved by BCC	March 2016
UC-0899-14	Allowed temporary outdoor events without a licensed business on-site (during conventions)	Approved by BCC	February 2015
WS-0237-08 (ET-0126-13)	First application for review of an outdoor tent for a temporary event (2 extensions of time to commence were approved prior to this review)	Approved by BCC	February 2014
UC-1223-07 (ET-0127-13)	Third extension of time for the resort hotel with resort condominiums	Approved by BCC	February 2014
WS-0237-08 (ET-0046-11)	Second extension of time to commence an outdoor tent for a temporary event	Approved by BCC	June 2011



**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1223-07 (ET-0045-11)	Second extension of time for the resort hotel with resort condominiums	Approved by BCC	June 2011
UC-1223-07 (ET-0321-09)	First extension of time for the resort hotel with resort condominiums	Approved by BCC	January 2010
WS-0237-08 (ET-0322-09)	First extension of time to commence an outdoor tent for a temporary event	Approved by BCC	January 2010
WS-0237-08	Original application to allow an outdoor tent for a temporary event	Approved by BCC	April 2008
UC-1223-07	Expanded the Gaming Enterprise District, a resort hotel consisting of 3,250 hotel rooms, and 250 resort condominiums	Approved by BCC	December 2007
UC-0786-06	Allowed a 39 story, 300 hotel room, 300 resort condominium resort hotel (The Beach) on the northeast corner of the subject site	Approved by BCC	August 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Las Vegas Convention Center expansion
South	Commercial Tourist	H-1	Residence Inn by Marriot
East	Public Facilities	P-F	Las Vegas Convention Center
West	Commercial Tourist	H-1	Piero's Italian restaurant

**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.

Since the original approval, several applications have been approved in the surrounding area, including the convention center expansion, and a new non-gaming hotel to the west. The project still complies with all separations from residential, educational, and religious uses and other commercial tourist developments, and is in close proximity to the Wynn and Encore Resort Hotels. However, no technical studies for the project have been submitted to date. In addition, the County is in the process of updating the zoning Code and the new development will need to

meet the updated development standards. Staff finds that the sixth request for an extension of time with no progress being made is excessive and does not support the application.

### **Department of Aviation**

The development still penetrates the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

More importantly, the development still penetrates the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace Determination of No Hazard that is still valid and the Department of Aviation has reviewed the latest determination. (Note that Section 30.16.210(12)(D) requires that the FAA Determination of No Hazard shall be submitted 2 weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see Chapter 30.48 Part B].)

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- Until December 19, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

- Compliance with previous conditions.

#### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 PART B of the Clark County Unified Development Code;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA and is still valid.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**COUNTY COMMISSION ACTION:** December 22, 2021 – HELD – To 05/18/22 – per the applicant.

**COUNTY COMMISSION ACTION:** May 18, 2022 – HELD – To 08/17/22 – per the applicant.

**APPLICANT:** MRC I FUNDING, LLC

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

FREESTANDING SIGN  
(TITLE 30)

CONVENTION CENTER DR/PARADISE RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-22-0374-GLUSMAN FAMILY LP:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase the number of animated signs.  
**DESIGN REVIEWS** for the following: **1)** a freestanding sign with animation, and **2)** increased animated sign area in conjunction with an existing restaurant on 1.2 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Convention Center Drive, 440 feet west of Paradise Road within Winchester. TS/al/tk (For possible action)

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RELATED INFORMATION:

**APN:**  
162-09-806-002 through 162-09-806-004

**WAIVER OF DEVELOPMENT STANDARDS:**  
Permit 2 animated signs (message/video units) where only 1 animated sign is permitted in conjunction with an existing restaurant per Table 30.72-1 (a 100% increase).

**DESIGN REVIEWS:**

1. Freestanding sign with animation (message/video units).
2. Increase animated sign area to 225 square feet where a maximum of 150 square feet is permitted per Table 30.72-1 (a 50% increase).

**LAND USE PLAN:**  
WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

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

- Site Address: 355 Convention Center Drive
- Site Acreage: 1.2
- Project Type: Freestanding sign with animation
- Sign Height (feet): 38
- Square Feet: 408 (total)/225 (animation)

### Site Plan

The site is developed as a restaurant with access provided by an existing driveway from Convention Center Drive that is located on the northeastern portion of the site. The restaurant building is located on the eastern portion of the site with the parking lot to the west of the building. There is an existing freestanding sign for the business that is located within the parking lot on the northwestern portion of the site. The existing sign is located approximately 40 feet from Convention Center Drive and approximately 28 feet from the western property line on-site. The plans indicate the existing sign will be removed and will be replaced with a new freestanding sign at the same location.

### Landscaping

There is an existing landscape area located along Convention Center Drive consisting of trees, shrubs, and groundcover. No changes are proposed or required to this landscape area as part of this request. The plan depicts a new landscape area to be located around the base of the site. This landscape area will extend a minimum of 2 feet around the base of the sign with landscaping consisting of shrubs and groundcover.

### Signage

The proposed freestanding sign is 38 feet in height. The proposed freestanding sign will have a total area of 408 square feet of signage which includes 225 feet of animated signage. Per Code if 2 sign faces are set at 45 degrees or less from each other the structure is considered as a double sided sign and is 1 sign. With the design of this sign, the east and west sign faces are at more than 45 degrees requiring that each sign face be counted as a separate sign and there is a third sign face along the front (north) side of the structure. Therefore, design of the sign makes this a 3 sided sign. The plans show message/video units and static signs on the east and west sides and a static sign on the north side. Since the east and west sides of the sign are at more than 45 degrees the message/video units are considered as 2 separate animated signs where only 1 animated sign is allowed. The animated signage will consist of 2 LED message/video units. The static signs will consist of illuminated channel letters. The freestanding sign will be a metal frame construction covered with custom fabricated aluminum panels.

### Applicant's Justification

The applicant indicates that the existing sign has been on the property for 27 years. The property owner believes the existing sign is out of date and it is time to replace it. The new sign will help ensure both regular customers and tourists visiting the area will be able to easily locate and identify the restaurant. The proposed sign is similar in design to other signs found in the area and is consistent and compatible with the area.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-0099-17	Increased wall sign area	Approved by BCC	April 2017
WS-0828-14	Increased wall sign area - expired	Approved by BCC	December 2014

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-1552-95	Live entertainment in conjunction with an existing restaurant	Approved by PC	October 1995
VC-1018-94	Reduced parking in conjunction with an existing restaurant	Approved by PC	August 1994

### Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Convention facility for Convention Authority
South	Entertainment Mixed-Use	H-1	Multiple family residential
East	Entertainment Mixed-Use	H-1	Undeveloped
West	Entertainment Mixed-Use	H-1	Marriott hotel

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

##### Waiver of Development Standards

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 & Design Review

The proposed freestanding sign is considered a 3 sided sign due to the design of the structure. If the east and west sides of the sign were set at less than 45 degrees from each other the east and west sides would be considered as 1 sign and not 2 separate signs in which case the waiver to increase the number of animated signs would not be required. Likewise, if the east and west sides of the sign were considered as 1 sign, the area of animated signage would be within what is allowed by Code. The waiver and design review to increase animated sign area are required because of how the Code regulates how the face of a sign is determined for signs with single, double, and three or more faces. However, the average individual driving down Convention Center Drive, this structure will appear to be 1 sign. This site is in close proximity to the Resort Corridor and is adjacent to facilities for the Convention and Visitors Authority. The proposed freestanding sign is consistent and compatible with other signage in this area. In appearance and function this structure is 1 sign and staff can support these requests.

### Staff Recommendation

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GLUSMAN FAMILY LP

**CONTACT:** HARTLAUER SIGNS, 3900 W. DEWEY DR., LAS VEGAS, NV 89118

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 checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>WS-22-0358</u> PLANNER ASSIGNED: <u>FOR</u> TAB/CAC: <u>Winchester</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/3/22</u> FEE: <u>\$1,150 (WC/DR)</u>	DATE FILED: <u>6/7/22</u> TAB/CAC DATE: <u>7/12/22</u>
	<b>PROPERTY OWNER</b> NAME: <u>Omar Aldabbagh</u> ADDRESS: <u>2995 Highland Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>omaraldabbagh@aol.com</u>	
	<b>APPLICANT</b> NAME: <u>same</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b> NAME: <u>Brown, Brown &amp; Premsrirut c/o Lora Dreja</u> ADDRESS: <u>520 South 4th Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702) 598-1408</u> CELL: _____ E-MAIL: <u>Lora@Brownlawlv.com</u> REF CONTACT ID #: <u>170880</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-08-705-013

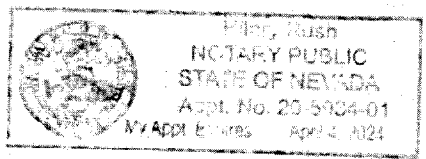
PROPERTY ADDRESS and/or CROSS STREETS: 2995 Highland Drive

PROJECT DESCRIPTION: update wall signage from UC-0649-16 to include building expansion.

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

Property Owner (Signature)\* \_\_\_\_\_  
 Property Owner (Print) Omar Aldabbagh

STATE OF NV  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON February 22, 2022 (DATE)  
 By Omar Aldabbagh  
 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.



LAW OFFICE

*Brown, Brown & Premsrirut*

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

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS  
520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101-6520

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

May 10, 2022

Clark County Current Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89101

WS-22-0358

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**RE: Scores Cabaret 2995 Highland Drive. Design Review for Revised signage plan  
162-08-705-013**

Dear Ms. Opiniano-Rowland,

**PROJECT DESCRIPTION AND HISTORY:** Scores, the subject adult cabaret on Highland Drive, recently completed construction of a two story building expansion from the original one story building. This request is to add signage to the newer portion of the building. It should be noted that because windows are not appropriate for an adult cabaret, the initial signage package used framed photos to create visual interest on the building in lieu of fenestration. With the original signage review in 2016, more than half of the wall signage on Scores cabaret functioned this fenestration/articulation. The size of these faux windows are scaled appropriately to the building. This wall signage is not animated. Currently, the newly constructed building extension appears to be an anomaly to the existing structure; it is taller with blank expressionless walls. The proposed signage will lend consistency to the appearance.

In order to make the architectural embellishments consistent with the existing building, the following Waivers of Standards are required:

**WAIVER OF DEVELOPMENT STANDARDS: INCREASED WALL SIGN AREA.**

**NORTH FACE:** UC-0649-16 previously approved a waiver to exceed code by 32% as calculated by building width 580SF. Actual signage installed per 17-56760 included nine fenestrated signs that exceeded code by only 9% (553.15 SF).

The recently constructed two story addition is separated from the existing elevation by an architectural pop-out (elevator) of more than four feet. Thus, the north elevation (50 feet) of the extension is considered a separate face. Allowable signage is 50' X 4 = 200 SF. This application proposes four rectangular images consistent with the fenestration type of signage that exists on the original building. The dimensions of each are 7' X 17.5'. Total proposed square footage for this face is 490 SF. When considering this building face is two-stories, the scale of this signage is appropriate as it functions as decorative element in lieu of windows. Noting that the land use plan discourages blank expressionless walls and that the proposed signage matches the scale of the existing single story face, the type of signage proposed is appropriate.

**SOUTH FACE:** The original building had seven images approved vi 17-56760. Because the total area of these signs was less than that allowed by Title 30, a public hearing was not required. Likewise, the addition of four images on the building expansion remains less than what Title 30 allows e.g. 170 Feet building length multiplied by four equals 680 SF where the new total requested is 655. Therefore, no planning action is needed for signage on the south elevation.

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EAST FACE: The newly constructed second story presents a second eastern face of the building. The applicant proposes a second "ScoreS" script on this face. This size is needed to correctly dimension the trademark's characters while appropriately centering the image on the blank face of the building. The sign is 258.75 square feet where 186 SF is allowed on a parcel less than five acres. We respectfully submit that this request is appropriate for a commercial business within an industrial area and that it will not negatively affect neighboring properties.


No changes are requested for signage on the existing east face though it is notable that of the 388 square feet of 2016 approved signage, only 169.45 SF was installed.

**WAIVER OF DEVELOPMENT STANDARDS INCREASED LETTER HEIGHT:**

WEST FACE: Code allows a four-foot average letter height on properties less than five acres. The applicant proposes an average letter height of five feet on the west elevation. This word is the only signage on the west elevation which is the two-story portion of the building. As this is an industrial area and properties are separated from by an alley, the signage will not have a negative impact on the area which does not have a signage precedent. This signage is visible only from the elevated freeway approximately 800 feet away. This sign otherwise falls within the allowable square footage per code as 158.8 square feet are requests where 180 square feet are allowed.

EAST FACE: The east face of the new two-story portion of the building also proposes signage spelling the word "Scores." The average letter height on this face is 7'1" where four feet is allowed. Renderings indicate that the scale of the wording is appropriate for this architectural anomaly.

Thank you for your consideration in this matter.

  
Lora Dreja  
Land Entitlements  
Brown, Brown and Premsrirut

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Type of Sign	Approved SF	Proposed new SF signage	Total SF	Allowed per Title 30	% Increase of T. 30	# of existing signs	# of proposed signs	Total # of signs	Notes
Wall - Existing North	580		580	504	13%	9		9	(UC-0649-16) 126 length x4 (multiplier) only 553 SF of 580 were installed 12/15/17
Wall - New North Face		490		200	59%		4		50 X 4 (multiplier)
Wall - South	417	238.32	655.32	680	2%	7	4	11	new is 10.10" x 5.5" x 4.5" x 5.8" x 7.17.56760 170X 4 mult
Wall - East	388		388	160	237%	4		4	existing 17.56760(UC-0649-16) installed 185.3
Wall - New East Face		258.75		186	29%		1		46.5 X 4 (loopouts included)
Wall - West		150.8	150.8	180		0	1	1	S average height where 4 is allowed 7.6 accent letters
Freestanding	708		708	228.75	210%	1		1	MS-19-0901 for calc
Animated (video)	210		210	100	110%	1		1	MS-19-0901 for calc
Directional									
Roof	140				n/a	0			UC-0649-16 not installed b/c name change
Projecting									
Revolving									
Hanging									
<b>TOTALS</b>	<b>2443</b>	<b>1137.87</b>	<b>2692.12</b>	<b>2238.75</b>	<b>660%</b>	<b>22</b>	<b>10</b>	<b>27</b>	



# 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 checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)  <input type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>(ORIGINAL APPLICATION #)</u>  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET) <u>(ORIGINAL APPLICATION #)</u>  <input type="checkbox"/> APPLICATION REVIEW (AR) <u>(ORIGINAL APPLICATION #)</u>	<b>STAFF</b>  APP. NUMBER: <u>DR-22-0367</u> DATE FILED: <u>6/15/22</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>WINCHESTER</u> TAB/CAC DATE: <u>7/26/22</u> PC MEETING DATE: <u>-</u> @ <u>6:00 P.M.</u> BCC MEETING DATE: <u>8/17/22 @ 9:00 A.M.</u> FEE: <u>\$675.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>LV-PCPS LLC, LV-AM LLC, LV-MRPC LLC</u> ADDRESS: <u>2535 LAS VEGAS BLVD., SOUTH</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702 761 7703</u> CELL: <u>702 300 0955</u> E-MAIL: <u>paul.hobson@saharalassvegas.com</u>
	<b>APPLICANT</b>  NAME: <u>"SAME"</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: <u>193645</u>
	<b>CORRESPONDENT</b>  NAME: <u>GREG BORGEL</u> ADDRESS: <u>300 S. 4TH STREET, 14TH FLOOR</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>720 791 8219</u> CELL: <u>702 791 8219</u> E-MAIL: <u>gborgel@fclaw.com</u> REF CONTACT ID #: <u>172242</u>

ASSESSOR'S PARCEL NUMBER(S): 162-09-502-001

PROPERTY ADDRESS and/or CROSS STREETS: LAS VEGAS BLVD., SOUTH & SAHARA AVE.

PROJECT DESCRIPTION: SIGNAGE ENTITLEMENT PACKAGE ADDENDUM 4/26/2022

(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.

Paul Hobson      PAUL HOBSON  
Property Owner (Signature)\*      Property Owner (Print)

STATE OF NEVADA  
COUNTY OF CLARK  
SUBSCRIBED AND SWORN BEFORE ME ON 4-25-2022 (DATE)  
By Paul Hobson  
NOTARY PUBLIC: Krystal Dumlaf



\*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.

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COPY

## JUSTIFICATION LETTER

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Date: April 26, 2022 (Revised May 13, 2022)

DR. 22-0367

Project: **SAHARA LAS VEGAS / SIGNAGE ENTITLEMENT PACKAGE ADDENDUM  
4/26/2022**

This Application is for DESIGN REVIEW for additional animated signage for the SAHARA Las Vegas, generally located at the SE corner of Las Vegas Blvd. S. and Sahara Ave. The proposed signage is to be located at the southwest corner of the existing parking garage facade.

This request is for modifications to a previously approved comprehensive sign plan as referenced under UC-22-0021.

Please refer to the attached 2022 SIGN ENTITLEMENT PACKAGE ADDENDUM which was previously approved under UC 22-0021 and is noted as such throughout.

### Request for Design Review:

- **Animated Signage (DLED 2):** A new digital 62'-0" x 36'-0" animated message / video LED screen of 2232 sf is being proposed at the SW corner of the existing south-facing parking garage elevation near Las Vegas Blvd. Per Table 30.72-1, only one message / video unit is permitted per street for resort hotels PLUS additional message units and animated wall signs as approved by design review approved by the Board. The existing façade of the south-facing parking garage is set back approx. six feet from the property line.
- **Animated Signage (DLED 1):** This sign was previously approved under UC22-0021 for the west face of the existing parking garage on Las Vegas Blvd. It also measures 62'-0" x 36'-0" (2232 sf) and was to be located near the middle of the garage facade. This application seeks approval to relocate this same sign to the SW corner of the west-facing parking garage elevation.

The intent of this application is to relocate the existing approved **DLED 1** animated (video unit) sign and to add the new **DLED 2** animated (video unit) sign so as to be contiguous around the SW corner of the existing parking garage.

Total added animated (video unit) signage area will be increased by an additional 2232 sf. The previously approved signage area is 12,196 sf. This will increase total animated (video unit) signage area to 14,428 sf for the entire site, an increase of 18.3%. This is reflected in the revised Sign Matrix on accompanying this request.

The combined signage panels will have the capability to appear as one continuous animated sign wrapping around the corner of the garage or to act as independently programmed signs. Refer to the Proposed Site Plan on Page 45 and the rendered view on page 46. Line drawing elevations are provided on Page 47.

The new animated sign will be visible to northbound vehicles on LVBS.

**INNOVATIVO DESIGN INC**

1 of 2

This proposed 2022 Signage Entitlement Package Addendum is consistent with the standards of approval for other major resort properties within an H-1 zone, especially within the Las Vegas Strip Corridor. All signage lighting is energy efficient LED. There is no impact to public utilities or services.

The SAHARA Las Vegas is an iconic Las Vegas resort. It has survived decades of tumultuous change. It has provided a home for, and contributed to, the legendary evolution of Las Vegas. Small in stature compared to the mega-resorts developed in recent years, the SAHARA Las Vegas has been embraced for its historical resilience and is celebrated through its signage.

Construction for this next phase of signage improvements is slated to commence in 2022 upon obtaining all applicable permits and approvals through Clark County Comprehensive Planning and Building & Fire Prevention.



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) 475 <sup>02</sup> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) 675 <sup>02</sup> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS-22-0374</u> DATE FILED: <u>6-20-2022</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Windsor</u> TAB/CAC DATE: <u>7-26-22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8-17-22</u> FEE: <u>\$1150<sup>02</sup></u>
	<b>PROPERTY OWNER</b>  NAME: <u>Glusman Family LP</u> ADDRESS: <u>355 Convention Center Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: _____      CELL: <u>702-369-2305</u> E-MAIL: <u>Eglusman@batchhospitality.com</u>
	<b>APPLICANT</b>  NAME: <u>Glusman Family LP</u> ADDRESS: <u>355 Convention Center Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: _____      CELL: <u>702-369-2705</u> E-MAIL: <u>Eglusman@batchhospitality.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Hartlauer Signs</u> ADDRESS: <u>3900 W. Dewey Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-880-4328</u> CELL: <u>702-541-4055</u> E-MAIL: <u>frank@hartlauer signs.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 16209806002, 16209806003, 16209806004.

PROPERTY ADDRESS and/or CROSS STREETS: 355 Convention Center Dr., Las Vegas, NV 89109

PROJECT DESCRIPTION: Design review for a 35' tall pylon sign located within the resort corridor & a waiver to allow a message unit over the allowable square footage detailed in title 30.

(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.

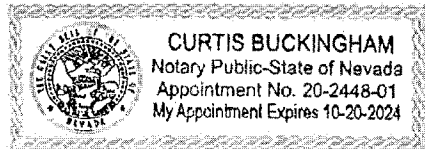
[Signature]  
Property Owner (Signature)\*

EVAN GLUSMAN  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

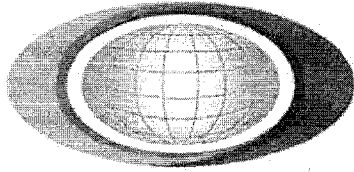
SUBSCRIBED AND SWORN BEFORE ME ON November 22, 2022 (DATE)

By Evan Glusman  
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-22-100077



**HARTLAUERSIGNS**  
WWW.HARTLAUERSIGNS.COM

NV Contractor's License Number 0072762 C-6  
3900 W. Dewey Dr. Las Vegas, NV 89118  
(702) 880-4328 Fax (702) 880-4329

05/13/2022

Clark County Comprehensive Planning  
500 S Grand Central Parkway, Box 551741  
Las Vegas NV 89155

Re: Application number 22-100077  
Project: Piero's Italian Cuisine Freestanding Sign  
Project Address: 355 Convention Center Dr, Las Vegas, NV 89109  
APN: 16209806002, 003, & 004

To whom it may concern,

Please accept this as the justification letter for the above mentioned project. We are pleased to propose to you this project which consists of a newly designed freestanding sign for Piero's Italian Cuisine which has been proudly serving Las Vegas locals and visitors since 1982 and from this location near the Las Vegas Convention center since 1987. Their current freestanding sign, which will be removed to accommodate the new sign, was permitted and installed by Yesco in 1995. After 27 years of service the customer feels it is due for new sign that will help ensure both old regular customers and new tourists visiting will be able to easily locate and identify this Las Vegas icon. Our proposed sign is a beautifully designed 38' tall freestanding sign boasting subtly lit accent bands, hand crafted illuminated channel letters and state of the art electronic message units similar to those found at the surrounding high end properties.

Sign Table

Sign	Area allowed per code.	Area proposed	Message unit area allowed per code.	Message unit area proposed.
Pylon Sign	1,110.00 sq ft	408.00 sq ft	150.00 sq ft	225.00 sq ft

**Hartlauer Manufacturing LLC. DBA Hartlauer Signs**  
**NV Contractors License #0072762**  
**License Monetary Limit: \$2,000,000.00**