



# Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

October 31, 2023

6:00pm

## AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Valerie Leiva at (702) 468-9839.
  - 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.
  - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
  - Supporting material is/will be available on the County's website at specific Board/Council website.

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

Secretary: Valerie Leiva, (702) 468-9839, and valerieleivaccnv@outlook.com  
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): County Liaison Beatriz Martinez: 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 October 10, 2023. (For possible action)
- IV. Approval of the Agenda for October 31, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
  - 1. **UC-23-0659-NOVAL CONSTANTINO REVOCABLE LIVING TRUST & NOVAL CONSTANTINO TRS: USE PERMITS** for the following: **1)** daycare; and **2)** school.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** trash enclosure; and **2)** block wall.  
**DESIGN REVIEW** for a daycare and school within an existing building on 1.0 acre in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Desert Inn Road, 610 feet west of Burnham Avenue within Winchester. TS/sd/syp (For possible action)  

**PC: 11/07/23**
  - 2. **ET-23-400128 (UC-0519-17)-ALL NET LAND DEVELOPMENT, LLC:**  
**USE PERMITS THIRD EXTENSION OF TIME** to commence the following: **1)** modifications to an approved High Impact Project (All Net Arena); and **2)** convention facilities/exposition halls.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced on-site parking; and **2)** increased building height.  
**DESIGN REVIEWS** for the following: **1)** modifications to an approved High Impact Project; **2)** hotel tower and associated low-rise and mid-rise buildings and structures; **3)** convention center facilities; and **4)** all other accessory and incidental buildings and structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/nai/syp (For possible action)  

**BCC: 11/08/23**
  - 3. **ET-23-400129 (UC-0568-14)-ALL NET LAND DEVELOPMENT, LLC:**  
**USE PERMITS FOURTH EXTENSION OF TIME** to commence the following: **1)** a High Impact Project; **2)** a recreational facility (a multi-function events arena) and incidental uses; **3)** increased building height; **4)** retail sales and service; **5)** restaurants; **6)** on-premises consumption of alcohol; **7)** alcohol sales, beer & wine - packaged only; **8)** alcohol sales, liquor - packaged only; **9)** outdoor live entertainment; **10)** personal services (salon and spa); **11)** club; **12)** nightclub; **13)** food carts/booths; **14)** grocery store; **15)** kiosks/information (outdoor); **16)** offices; **17)** theater (Cineplex); **18)** outside dining, drinking, and cooking; **19)** farmer's markets; **20)** arcade; and **21)** motion picture production/studio.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setback to a parking structure from a residential use; **2)** waive the required landscaping when adjacent to a less intensive use; **3)** permit a variety of outdoor commercial/retail uses not within a permanent

enclosed building; and **4**) non-standard improvements (fences/walls, planters, and landscaping) within the future right-of-way (Las Vegas Boulevard South).

**DESIGN REVIEWS** for the following: **1**) a recreational facility (multi-function events arena) with ancillary uses and structures and overall site design; **2**) hotel; **3**) retail establishments; **4**) theater (Cineplex); and **5**) parking structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/tpd/syp (For possible action)

**BCC: 11/08/23**

4. **UC-23-0655-RW LV FUTURE LAND, LLC:**

**USE PERMITS** for the following: **1**) a recreational facility; **2**) fairgrounds; and **3**) live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/jor/syp (For possible action)

**11/21/23 BCC**

5. **UC-23-0656-HARSCH INVEST PPTYS-NV II, LLC:**

**USE PERMIT** for a minor training facility (cosplay) in conjunction with an approved office/warehouse on a portion of 28.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Sirius Avenue, 630 feet east of Wynn Road within Winchester. JJ/rp/syp (For possible action)

**11/21/23 BCC**

VII. General Business

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

IX. Next Meeting Date: November 14, 2023.

X. Adjournment.

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

3130 S McLeod Dr. Las Vegas, NV 89121

<https://notice.nv.gov>



# Winchester Town Advisory Board

October 10, 2023

## MINUTES

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Board Members:	Dorothy Gold – Member – PRESENT Judith Siegel – Member – PRESENT Cristhian Barneond – Member – PRESENT	April Mench – Member – PRESENT Robert Mikes – Member – ABSENT
Secretary:	Valerie Leiva (702)468-9839	valerieleivaccnv@outlook.com
County Liaison:	Beatriz Martinez (702)455-0560	beatriz.martinez@clarkcountynv.gov

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I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liason, Michael Huling – Planner, & Valerie Leiva – Secretary. The meeting was called to order at 6:03 p.m.

II. Public Comment: None

III. Approval of the September 26, 2023 Minutes

**Moved by: Mench**  
**Action: Approved**  
**Vote: 4-0**

IV. Approval of Agenda for October 10, 2023

**Moved by: Mench**  
**Action: Approved**  
**Vote: 4-0**

V. Informational Items: None

VI. Planning & Zoning

1. **ET-23-400130 (WS-21-0207)-SAAVEDRA-MORAN ISRAEL & LOPEZ-MENDOZA MARIA OFELIA:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** 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 (alignment) within Winchester. TS/mh/syp (For possible action)

11/07/23 PC

**Moved by: Mench**  
**Action: Approved**  
**Vote: 4-0**

2. **SC-23-0623-HALPERIN AMIR:**

**STREET NAME CHANGE** to name a private drive aisle to Sky Las Vegas Way for an existing condominium complex (Sky Las Vegas) on 3.0 acres in a U-V (Urban Village) Zone. Generally located on the west side of Las Vegas Boulevard South, 535 feet north of Circus Drive within Winchester. TS/dd/syp (For possible action)

11/07/23 PC

**Moved by: Mench**  
**Action: Denied**  
**Vote: 4-0**

3. **ET-23-400128 (UC-0519-17)-ALL NET LAND DEVELOPMENT L L C:**

**USE PERMITS THIRD EXTENSION OF TIME** to commence the following: **1)** modifications to an approved High Impact Project (All Net Arena); and **2)** convention facilities/exposition halls. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced on-site parking; and **2)** increased building height.

**DESIGN REVIEWS** for the following: **1)** modifications to an approved High Impact Project; **2)** hotel tower and associated low-rise and mid-rise buildings and structures; **3)** convention center facilities; and **4)** all other accessory and incidental buildings and structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/nai/syp (For possible action)

11/08/23 BCC

**Held until 10/31/23**

4. **ET-23-400129 (UC-0568-14)-ALL NET LAND DEVELOPMENT, LLC:**

**USE PERMITS FOURTH EXTENSION OF TIME** to commence the following: **1)** a High Impact Project; **2)** a recreational facility (a multi-function events arena) and incidental uses; **3)** increased building height; **4)** retail sales and service; **5)** restaurants; **6)** on-premises consumption of alcohol; **7)** alcohol sales, beer & wine - packaged only; **8)** alcohol sales, liquor - packaged only; **9)** outdoor live entertainment; **10)** personal services (salon and spa); **11)** club; **12)** nightclub; **13)** food carts/booths; **14)** grocery store; **15)** kiosks/information (outdoor); **16)** offices; **17)** theater (Cineplex); **18)** outside dining, drinking, and cooking; **19)** farmer's markets; **20)** arcade; and **21)** motion picture production/studio.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setback to a parking structure from a residential use; **2)** waive the required landscaping when adjacent to a less intensive use; **3)** permit a variety of outdoor commercial/retail uses not within a permanent enclosed building; and **4)** non-standard improvements (fences/walls, planters, and landscaping) within the future right-of-way (Las Vegas Boulevard South).

**DESIGN REVIEWS** for the following: **1)** a recreational facility (multi-function events arena) with ancillary uses and structures and overall site design; **2)** hotel; **3)** retail establishments; **4)** theater (Cineplex); and **5)** parking structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/tpd/syp (For possible action)

11/08/23 BCC

**Held until 10/31/23**

5. **UC-23-0648-SKY HI, LLC:**  
**USE PERMITS** for the following: **1)** cannabis establishment (consumption lounge); and **2)** modify design and development standards for the Midtown Maryland Parkway Design Overlay District.  
**WAIVER OF DEVELOPMENT STANDARDS** reduce the separation for outside cannabis consumption to a residential use.  
**DESIGN REVIEWS** for the following: **1)** a cannabis consumption lounge; **2)** additions to an existing commercial building; and **3)** site modifications to include but not limited to façade changes, parking, and landscaping on 1.6 acres in a C-1 (Local Business) (AE-60) Zone in the Midtown Maryland Parkway Design Overlay District. Generally located on the north side of Desert Inn Road, 500 feet west of Maryland Parkway within Winchester. TS/al/syp (For possible action)  
**11/08/23 BCC**

**Moved by: Barneond**  
**Action: No recommendation**  
**Vote: 2-2**

6. **WS-23-0601-BM HIGHLAND, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** street landscaping; **2)** parking lot landscaping; **3)** pedestrian walkways; **4)** modified commercial driveway standards; and **5)** full off-site improvements.  
**DESIGN REVIEW** a proposed expansion to an existing contractor's office within an existing commercial/industrial complex on a portion of 6.7 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Highland Drive, 700 feet south of Edna Avenue within Winchester. TS/lm/syp (For possible action)  
**11/08/23 BCC**

**Moved by: Mench**  
**Action: Approved per staff recommendation (denial of waivers #1-3 and design review)**  
**Vote: 4-0**

7. **ZC-23-0643-SUNRISE HOSPITAL & MEDICAL CENTER, LLC:**  
**ZONE CHANGE** to reclassify 37.6 acres from a C-2 (General Commercial) (AE-60) Zone, an R-1 (Single Family Residential) (AE-60) Zone, and an H-1 (Limited Resort and Apartment) (AE-60) Zone to a C-1 (Local Business) (AE-60) Zone.  
**USE PERMITS** for the following: **1)** parking garage; and **2)** waive design and development standards in the Midtown Maryland Parkway District.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase height; **2)** reduce parking lot landscaping; **3)** allow non-standard improvements within the right-of-way; and **4)** allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** proposed parking garage and surface parking lot modifications; and **2)** finished grade in conjunction with an existing hospital site in the Midtown Maryland Parkway District. Generally located on the east side of Maryland Parkway and the north side of Desert Inn Road within Winchester (description on file). TS/rk/syp (For possible action)  
**11/08/23 BCC**

**Moved by: Siegel**  
**Action: Approve with staff conditions**  
**Vote: 4-0**

8. **VS-23-0644-SUNRISE HOSPITAL & MEDICAL CENTER, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Maryland Parkway and La Canada Street, and between Desert Inn Road and Vegas Valley Drive; a portion of right-of-way being Arabella Street located between Desert Inn Road and Vegas Valley Drive; a portion of right-of-way being Sombrero Drive located between Maryland Parkway and La Canada Street; a portion of Serape Circle located between Maryland Parkway and La Canada Street; and a portion of Silver Mesa Court located between Maryland Parkway and La Canada Street within Winchester (description on file). TS/rk/syp (For possible action)

11/08/23 BCC

**Moved by: Siegel**

**Action: Approve with staff conditions and add conditions to have applicant review the increase traffic on Silver Mesa Court and improve the trash collection in the alleyway behind Silver Mesa Court**

**Vote: 4-0**

**Vote: 4-0**

9. **TM-23-500130-SUNRISE HOSPITAL & MEDICAL CENTER, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on 37.6 acres in a C-1 (Local Business) (AE-60) Zone in the Midtown Maryland Parkway District. Generally located on the east side of Maryland Parkway and the north side of Desert Inn Road within Winchester. TS/rk/syp (For possible action)

11/08/23 BCC

**Moved by: Siegel**

**Action: Approve with staff conditions**

**Vote: 4-0**

**VII. General Business:**

Nominate and appoint a representative and alternate to the Community Development Advisory Committee (CDAC) for 2023/2024 (for possible action)

**The representative is April Mench and the alternate is Cristhian Barneond**

**Moved by: Gold**  
**Action: Approved**  
**Vote: 4-0**

Elect a chair and vice chair for the Winchester Town Advisory Board (for possible action)

**The chairperson is Dorothy Gold and the vice chairperson is April Mench**

**Moved by: Gold**  
**Action: Approved**  
**Vote: 4-0**

**VIII. Public Comment:**

**Vivian Kilarski congratulated new board member: Cristhian Barneond on appointment and stated appreciation for board members**

**IX. Next Meeting Date**

**The next regular meeting will be October 31, 2023**

**X. Adjournment**

**The meeting was adjourned at 7:49 p.m.**

DRAFT



DAYCARE  
(TITLE 30)

DESERT INN RD/BURNHAM AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0659-NOVAL CONSTANTINO REVOCABLE LIVING TRUST & NOVAL CONSTANTINO TRS:**

**USE PERMITS** for the following: **1)** daycare; and **2)** school.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** trash enclosure; and **2)** block wall.

**DESIGN REVIEW** for a daycare and school within an existing building on 1.0 acre in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the north side of Desert Inn Road, 610 feet west of Burnham Avenue within Winchester. TS/sd/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-11-815-017

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Waive trash enclosure setback to a residential development to 18 feet where 50 feet is required per Section 30.56.120 (a 64% reduction).
  - b. Reduce the setback for an existing trash enclosure to zero feet where 10 feet is required per Section 30.56-120(b)(5) (a 100% reduction).
  - c. Allow a trash enclosure door to open into an existing right-of-way where prohibited per Section 30.56.120(b)(5).
2.
  - a. Allow an 8 foot wall along Desert Inn Road where a maximum of 3 feet is allowed within 1 foot of a street per Section 30.64.020(1)(c) (a 166% increase).
  - b. Reduce the setback for a block wall to 0.5 inches where 10 feet is required per Section 30.64.020(1)(c) (a 97% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 1950 E. Desert Inn Road
- Site Acreage: 1

- Project Type: Daycare
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 8,857
- Parking Required/Provided: 28/30

### Site Plans

The plans depict an existing 8,857 square foot office building that is being converted into a daycare and pre-school facility. Access is from Desert Inn Road via 2 separate driveways. The most eastern driveway is designated as a one-way drive for both parents dropping off students and for staff. The drive aisle heads north, then turns west and then south where the drop off zone is located on the eastern exterior. A total of 30 spaces exists on site where 28 spaces are required. On-site parking was calculated for both a school and daycare. The school is broken down with 1 space per classroom (6 classrooms) and 4 per 1,000 square feet of offices with the office per floor plans being 140 square feet. The requisite on-site parking is 7 spaces. The daycare parking requirements when calculated per 1 space per 400 square feet of office and classrooms, which total 5,382 square feet and calculated at 21 spaces for the daycare use. A total of 28 spaces are required between the 2 uses and 30 spaces are provided.

A trash enclosure is shown in the northwest corner of the property and opens out into the right-of-way being an alleyway. Along the northern and western property lines there will be new playground equipment with shade structures, and installation of artificial turf for the school outdoor activities.

### Landscaping

The plans depict landscaping within the interior of the property, including perimeter landscaping along the east, north, and west property lines. Internal landscaping is shown on the plans, including a landscape strip within the parking lot and the applicant is proposing to add 3 trees. Landscaping consists of medium size trees, Texas Mesquite trees, along with shrubs. Most of the landscaping is existing and will not be altered from its current format. The plans also depict expansion of an existing partial landscape area shown within the center interior of the parking lot and will include new landscaping per the plans submitted.

### Elevations

The plans depict an existing commercial building that is up to 22 feet in height with a flat roofline and exterior fenestration of the walls that is visible from the street with glazed windows, columns, and a stucco finish. The color scheme is of a desert hue. The shade canopies are 16 feet to the top pinnacle and is open on all sides. A total of 3 separate shade structures cover the playground areas to protect both staff and children from the elements. The shade structures will have a blue canvas color on the top with beige columns.

### Floor Plans

The plans depict a pre-school with classrooms, kitchen, breakroom, reception area, infant room, storage room, and restrooms. Classrooms square footage total 5,385 square feet with an office space at 140 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that pre-schools are a necessary component for communities as Nevada is considered a "childcare desert." The purpose of this application will be to provide for licensed childcare capacity. The daycare and pre-school use will offer needed facilities that offer childcare and pre-school for those aged between 6 weeks to 12 years old within the Paradise/Winchester area and beyond.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0348-10	Medical office	Approved by PC	August 2010
UC-0332-00	Medical office with waiver for alternative landscaping	Approved by PC	June 2000
UC-1846-96	33,750 square foot expansion (parking lot expansion) of an existing medical facility	Approved by BCC	March 1997

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
South	Corridor Mixed-Use	C-2	Golf course
East & West	Neighborhood Commercial	H-1	Offices

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Use Permits & Design Review

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

Staff finds the proposed daycare facility and pre-school are compatible with the adjacent uses and the abutting land uses. The proposed daycare facility will provide a vital service to the community and the site provides requisite parking, drop-off circulation pattern and requisite play areas. Landscaping will remain and the applicant will provide additional landscaping internally in the existing parking lot and perimeters. The application in part conforms with Policy WP-3.1: Adaptive reuse of an existing vacant or underutilized building through adaptive reuse where

practical and consistent with development and to promote reinvestment in the Winchester/Paradise area. The proposed daycare facility should not have an adverse or negative impact on the surrounding land uses or properties.

The proposed building elevations show decorative building materials and architectural enhancements on the exterior with flat roofline and with fenestration exterior walls on the eastern exterior visible from the street. No modification to the building is proposed and the amenities required for daycare to provide play areas; therefore, staff recommends approval of these requests.

#### Waiver of Development Standards #1a & #1b

The trash enclosure is located in the northwest corner of the property and has been in this location for some time. To relocate the trash enclosure would result in a loss of parking spaces or be in a location where commercial trucks will need to enter onto the property to collect trash. The current location, while less than 50 feet from residential development, is screened by an existing block wall of the subdivision. Currently, garbage is picked up for those businesses along Desert Inn through the alleyway for ease of collection and safety. Review of past violations from Public Response Office show no complaints or violations related to the existing trash enclosure; therefore, staff can support this request.

#### Waiver of Development Standards #2

The existing block wall located along the front exterior of Desert Inn Road is shown on the plans being less than 1 foot from the property line and 8 feet tall. Staff cannot support this request as it is a self-imposed hardship, and the applicant has not provided any mitigation measure to off-set the impact of the encroachment and height; therefore, staff cannot support this request.

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

##### Waiver of Development Standards #1c

Staff cannot support the waiver to allow the trash enclosure opening into the right-of-way. When the gates are open they will block the right-of-way limiting vehicle access and creating potential conflicts with other vehicles as they try to avoid hitting the gates. Additional, when the trash is being picked up, the Republic Services vehicle will block the entire right-of-way while collecting the trash.

#### **Staff Recommendation**

Approval of the use permit, design review and waiver of development standards #1a and #1b; denial of waivers of development standards #1c and #2.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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;
- Full off-site improvements;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CHILDREN'S LEARN AND PLAY

**CONTACT:** CYNTHIA DUFFY, CHILDREN'S LEARN AND PLAY, 1934 S. WALNUT ROAD, LAS VEGAS, NV 89104



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input 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>UC-23-0659</u> DATE FILED: <u>9/20/23</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>10/31/23</u> PC MEETING DATE: <u>11/21/23</u> BCC MEETING DATE: _____ FEE: <u>9 1,825.00/60</u>
	<b>PROPERTY OWNER</b> NAME: <u>NOVAL CONSTANTINO REVOCABLE LIVING TRUST and NOVAL CONSTANTINO TRS</u> ADDRESS: <u>2931 AUGUSTA DR</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b> NAME: <u>Children's Learn and Play LLC</u> ADDRESS: <u>1934 S. Walnut Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702-722-1111</u> CELL: <u>702-232-7100</u> E-MAIL: <u>info@ChildrensLearnandPlay.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: <u>Cynthia Duffy</u> ADDRESS: <u>1934 S. Walnut Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702-722-1111</u> CELL: <u>702-232-7100</u> E-MAIL: <u>info@ChildrensLearnandPlay.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-11-815-017

PROPERTY ADDRESS and/or CROSS STREETS: 1950 E. Desert Inn Road Las Vegas, NV 89169

PROJECT DESCRIPTION: Preschool and Child Care Center

(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)\*

CONSTANTINO NOVAL

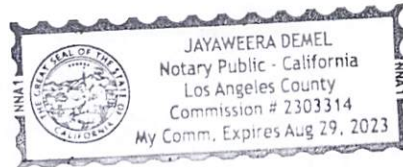
Property Owner (Print)

STATE OF California  
COUNTY OF Los Angeles

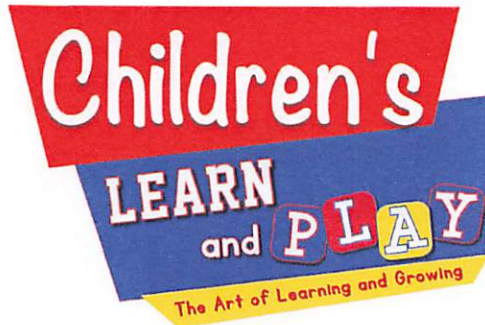
SUBSCRIBED AND SWORN BEFORE ME, ON 08/08/2023 (DATE)

By Constantino Noval

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.



UC-23-0659

1934 S. Walnut Road Las Vegas, NV 89104 PH: (702) 722-1111

September 13, 2023

To: Clark County Comprehensive Planning Department  
500 Grand Central Parkway  
Box 551741  
Las Vegas, NV 89155-1741

Re: Application: 23-101068  
Correspondent: Cynthia Duffy  
  
APN: 162-11-815-017  
Applicant: Children's Learn and Play (CLAP)  
Location: 1950 E. Desert Inn Road  
Las Vegas, NV 89169

To Whom it May Concern:

Children's Learn and Play, a Preschool and Child Care Center, is hereby applying for a Special Use Permit, Waiver of Development Standards and Design Review pursuant to Title 30.

Proposed Use

A preschool and child care center serving families with Children ages 6 weeks to 12 years old.

History

The subject site was built in 1992 and has a current zoning of H-1 and has a past use of medical offices.

Project Description

The site consists of an existing 8,854 square foot one story building located on a one (1.00) acre parcel on the north side of E. Desert Inn Road.

The existing building is offset to the west side of the site with the proposed parking area situated to the east side of the subject building. The proposed playground areas are located to the west side of the existing building and the north (rear) of the existing building.

The proposed floorplan offers seven (7) large classrooms, each equipped with its own restrooms and emergency exits, as well as a commercial kitchen, staff break room, Director's office and reception area. The existing building is also fully fitted with a fire sprinkler system.

The proposed parking area consists of twenty-seven (27) parking stalls three (3) of which are ADA parking stalls. Access to the site is via E. Desert Inn Road, the far east (new) ingress driveway as a "one way" only, which creates the "drop-off driveway" and exiting back onto E. Desert Inn Road through the use of an egress driveway.

#### Parking Analysis

Pursuant to Title 30.60-1 Schedule of Parking Requirements for a Child Care or Day Care is one (1) parking space for 400 sq. ft. of classroom and office area. The required parking spaces total for this site is twenty-three (23) with two (2) ADA parking stalls. The subject site has 8,854 square feet of classroom and office area and twenty-seven (27) parking stalls and three (3) ADA stalls.. Total spaces exceed the parking standard for the subject site.

#### Waiver of Development Standards

A waiver is hereby requested for the following:

Landscaping: A waiver is hereby requested for parking lot landscaping Figure 30.64-14 and for street frontage landscaping Figure 30.64-17. Alternative landscaping has been shown on the landscaping plan.

Trash Enclosure: A waiver is hereby requested to allow a trash enclosure to be less than 50' from residential use.  
A waiver is hereby requested for the trash enclosure to in to be in the right of way as it exists.

#### Justification

The opening of the subject site, with the proposed use of a Preschool and Child Care Center, is a necessity for this community. Nevada is considered a "child care desert". Children's Learn and Play (CLAP) is a recipient of the recently awarded Nevada Child Care Capital Expansion Grant. The sole purpose for this award is to expand licensed child care capacity in "child care deserts" across Nevada. A child care desert is any census tract with more than 50 children under age five (5) years that contains either no child care providers or so few options that there are more than three (3) times as many children as licensed child care slots. The immediate area of the proposed site has little to no options for the working family.

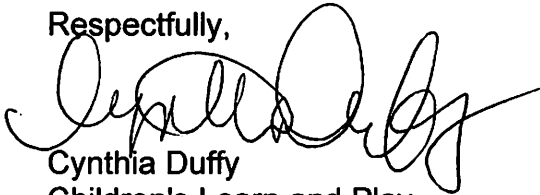
The proposed use will offer a convenience to working parents that need care for their children ages 6 weeks to 12 years old in the Winchester Paradise area and beyond.



It is respectfully requested that the Special Use Permit application be approved for the proposed use because it is beneficial to the community at large to have a new preschool and child care center opened to service the working families in the area.

Thank You.

Respectfully,

A handwritten signature in black ink, appearing to read 'Cynthia Duffy', written in a cursive style.

Cynthia Duffy  
Children's Learn and Play

HOTEL/RECREATIONAL FACILITY  
(TITLE 30)

LAS VEGAS BLVD S/SAHARA AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-23-400128 (UC-0519-17)-ALL NET LAND DEVELOPMENT, LLC:**

**USE PERMITS THIRD EXTENSION OF TIME** to commence the following: **1)** modifications to an approved High Impact Project (All Net Arena); and **2)** convention facilities/exposition halls.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced on-site parking; and **2)** increased building height.

**DESIGN REVIEWS** for the following: **1)** modifications to an approved High Impact Project; **2)** hotel tower and associated low-rise and mid-rise buildings and structures; **3)** convention center facilities; and **4)** all other accessory and incidental buildings and structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/nai/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-09-602-001; 162-09-602-005

**USE PERMITS:**

1. Modifications to an approved High Impact Project (All Net Arena).
2. Proposed convention facilities/exposition halls.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce on-site parking for a recreational facility (a multi-function events arena) to 7,513 spaces where 10,733 spaces are required per Table 30.60-1 (a 30% reduction).
2. Increase building height to 728 feet where a maximum height of 100 feet is the standard per Table 30.40-7 (a 628% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreate: 27
- Project Type: Events arena, hotel, retail establishments, and convention facilities

- Number of Stories: 63 (proposed)
- Building Height (feet): 728 (proposed)
- Square Feet: 240,000 (conference center)/2,000 (rooms)
- Parking Required/Provided: 10,733/7,513

### Request & History

This request is for a third extension of time to commence UC-0519-17 which approved modifications to UC-0568-14 for the All Net Arena project. UC-0568-14 was approved for the following: 1) 160 foot high, 862,500 square foot events arena with up to 23,000 seats; 2) 300,000 square feet of retail, food, beverage, and entertainment areas; 3) 44 story, 312 foot high hotel with 500 rooms; and 4) 77 foot high theater/Cineplex. UC-0519-17 was approved to expand and enlarge the project with the following: 1) 2,000 room, 63 story, 728 foot high hotel tower; 2) 240,000 square foot conference center; 3) 24 lane bowling alley; 4) 2,500 seat showroom; 5) 174,300 square feet of additional retail space; 6) increased theater/Cineplex space; and 7) wedding chapel within the hotel.

### Site Plans

The approved plans depict a multi-use facility that is anchored by an events arena, non-gaming hotels, retail and restaurant plaza, and convention center facility. There will also be outdoor uses and activities, such as outside dining, within the pedestrian streetscape. The area along Las Vegas Boulevard South consists of landscaping and other improvements within the Las Vegas Boulevard South right-of-way, with a 30 foot wide pedestrian realm immediately east of the right-of-way. Integrated into the pedestrian realm is an elevated pedestrian walkway that funnels pedestrians into the shopping plaza and eliminates conflicts between pedestrian and vehicular movements entering the site. In the northwest corner of the site, directly adjacent to the pedestrian realm, is 1 of the 2 proposed parking structures. Centrally located within the site is the retail and restaurant plaza and 2 hotels. On the northeast portion of the site is the events arena while the southeast portion of the site contains the second parking structure. On the southern portion of the site, adjacent to the arena is a proposed 240,000 square foot convention center facility. Along Paradise Road is a pedestrian realm that is up to 49 feet in width. The plans depict 1 primary ingress and egress point along Las Vegas Boulevard South with a secondary access point for the parking structure in the northwest portion of the site. There is 1 primary ingress and egress point along Paradise Road with 3 secondary access points to the parking garage in the southeast portion of the site. The primary entrance along Paradise Road lines up with an existing traffic signal on Karen Avenue and Paradise Road. The 3 secondary access points provide for bus/shuttle drop-off and pick-up queuing and service area ramp access.

### Pedestrian Circulation Plan & Landscaping

The approved pedestrian circulation plan depicts clear, continuous, and unobstructed pedestrian use areas with pedestrian connections throughout the entire site. The connections include, but are not limited to, sidewalks, walkways, stairways, and an elevated pedestrian walkway. Clear and unobstructed connections are also depicted between the site and Las Vegas Boulevard South and Paradise Road. Along Las Vegas Boulevard South is a minimum 30 foot wide pedestrian realm with a minimum 20 foot sidewalk/walkway that is unobstructed. The remaining pedestrian realm consists of enhanced landscaping and amenity zone with corresponding pedestrian furnishings.

The western edge of the pedestrian realm, portions of which are within the future right-of-way, include pedestrian containment barriers/fence to preclude pedestrians from accessing the public right-of-way from the pedestrian area and potentially conflict with vehicular movements. The functional area that is generally considered the pedestrian realm is actually wider than 30 feet since portions extend into the future right-of-way of Las Vegas Boulevard South. Cross sections on file provide further detail on the pedestrian areas and connections. In some areas along Las Vegas Boulevard South, there is an 11 foot wide planting area along and within the future right of way followed by a 20 foot wide pedestrian access easement which is then followed by a 16 foot wide planting strip. Detail on the elevated pedestrian walkway depicts a 20 foot wide pedestrian access easement with 17 foot wide pedestrian walkway for a total combined pedestrian walkway width of 37 feet.

Along Paradise Road, the pedestrian realm varies in width from 25 feet up to 49 feet. The unobstructed pedestrian access easement is predominantly 20 feet in width but does narrow to 15 feet at the narrowest point. Portions of the pedestrian area, including pedestrian walkways and connections between the Paradise Road right-of-way and the arena, are up to a width of 115 feet. Non-standard improvements in the right-of-way were approved by UC-0568-14.

The top of the south parking structure, which is at the south property line, is depicted as a green roof. The green roof consists of shrubs and groundcover that includes ornamental grasses. The green roof is only over a portion of the roof where the Cineplex theater is off-set or staggered from the south wall of the parking structure.

#### Elevations

The plans for the arena depict a 160 foot high structure with a modern design consisting of aluminum and glass wall systems with solar screens. Throughout the various elevations, the arena will contain LED panels and lighting effect systems throughout. LED panels consist of light emitting diodes that function off the principle of electroluminescence and will primarily function as signage. However, signage is not a part of this application and will be reviewed with a subsequent land use application. The roof, which is retractable, will also consist of a metal roof system.

The 512 foot high and 728 foot high hotel towers have multiple surface planes with varying roof heights and consist primarily of aluminum and glass curtain wall system with solar panels.

The parking structure with theater (Cineplex) in the southeast portion of the site is an integrated structure with varying heights and materials. The theater (Cineplex) portion of the overall building, which is off-set or staggered from the southern edge of the parking structure, is depicted at a maximum height of 77 feet. The plans depict metal panel systems with LED feature lighting, as well as aluminum and glass curtain wall systems with a stone panel element.

The parking structure on the northwest portion of the site, closest to Las Vegas Boulevard South, will consist of the same materials as the southern parking structure.

The retail and restaurant buildings are proposed over multiple levels that range in height up to 77 feet. The buildings consist of the following materials: 1) stone panels; 2) mullionless glass walls;

3) metal panels; and 4) solar shade systems with LED lighting. All buildings, except for the southern parking structure, which was approved by UC-0568-14, comply with all applicable setbacks for the base zoning district, special setbacks along Las Vegas Boulevard South, and any applicable setbacks from arterial streets.

#### Signage

Signage is not a part of this request and will be addressed in a subsequent land use application.

#### Previous Conditions of Approval

Listed below are the approved conditions for ET-22-400109 (UC-0519-17):

##### Current Planning

- Until September 6, 2023 to commence with any extension of time as a public hearing.
- Applicant is advised that the County may take action pursuant to the Performance Agreement if the project has not commenced by the extended date; the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 substantial work towards completion within the time specified.

##### Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-20-400096 (UC-0519-17):

##### Current Planning

- 6 months to execute Performance Agreement with bond and Development Agreement or application will expire;
- Until September 6, 2022 to commence with any extension of time as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0036-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Listed below are the approved conditions for UC-0519-17:

#### Current Planning

- Until September 6, 2020 to commence to coincide with UC-0568-14;
- Until September 6, 2020 to review as a public hearing to coincide with UC-0568-14;
- Per revised plans dated October 12, 2017;
- Construction traffic to be directed to the north and center driveways away from the southern driveway nearest to Turnberry Place, provided this accommodation can be achieved safely and effectively;
- Construction hours shall be from 6:00 a.m. until 10:00 p.m. Monday through Saturday, any Sunday work must be done only within the interior of a completed building or structure, and once the construction is vertical, construction may be allowed before 6:00 a.m. and after 10:00 p.m., but all such work shall be limited solely to restocking supplies with no use of any large equipment or machinery;
- A Comprehensive Signage Package for the Arena and all other uses shall be approved as part of a subsequent public hearing, and the applicant is required to meet and work with the Turnberry Place residents prior to submittal of the Comprehensive Sign Package;
- No building permits shall be issued until a Decommissioning Agreement/Plan including a Bond or Cash in lieu of Bond performance security is submitted and approved by the Board of County Commissioners;
- The applicant must work with the County to ensure that water removed from the premises during construction is appropriately directed and disposed of as approved by the County, with the County to work with the applicant to secure a dewatering permit;
- Once the Arena is completed and in operation, hours of operation for any outdoor events shall be limited to, until 10:00 p.m. on Sunday through Thursday nights, and until 12:00 a.m. on Friday and Saturday nights, when either Monday or Friday is a recognized holiday, the operating hours on the nights before that holiday shall be extended to 12:00 a.m.,
- Applicant shall provide the President of the Turnberry Place Community Association with a schedule of the event(s) at least 10 working days prior to the event(s), additionally, if an NBA or similar team is secured for the premises, the operating hours may be increased to accommodate the schedule of the team(s) on game days;
- The roof of the Arena may be kept open to accommodate the event(s) as set forth in the condition above with noise decibel measurements taken at Turnberry Place during any event(s) at which the Arena roof is open for 6 months after opening, at the conclusion of this 6 month period, this condition shall be reviewed to ensure that allowing the roof open beyond the hours set forth in the condition above, does not exceed permissible noise levels, and has not presented an undue burden on the Turnberry Place residents;
- During any event(s) held at the Arena, 1 or more dedicated traffic control officers shall be provided by the operator(s) of the Arena to ensure that all residential traffic and all emergency vehicles have access to and from Turnberry Place;

- Incorporate the expanded and amended project elements as part of the already commenced Development Agreement process to mitigate impacts including but not limited to issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners;
- Submit a security performance bond acceptable to the County in an amount sufficient to provide a screen wall and/or restore the site including removal of construction materials, site stabilization and revegetation as necessary should construction of the project be discontinued or abandoned;
- As part of the Development Agreement or as a separate agreement, applicant to submit a Decommissioning Plan acceptable to the County which specifies the actions to be taken by the Developer in the event construction of the project is stopped or abandoned with said plan to be submitted and approved prior to building permits for the stadium;
- The surface area of the sidewalk/pedestrian access easement to consist of colors, patterns, texture and/or material different from the adjacent private walkways and plaza area with final design to be approved by staff;
- Final design of the pedestrian access easement/sidewalk along all streets to be reviewed and approved by staff;
- Provide breaks (gates) in fencing along Las Vegas Boulevard South for emergency services with the design to be coordinated with the Fire Department.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time or application for review; 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 swimming pools and water features will have to comply with Section 30.64.060.

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Traffic study to include pedestrian analysis and flows;
- Traffic study to also address: a) determine the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes, b) turnover analysis for the porte-cochere, c) 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;
- Traffic study to also include impact mitigation plan to also be reviewed by the Freeway and Arterial System of Transportation (FAST);
- Right-of-way dedication to Clark County to accommodate any physical improvements identified in the traffic study needed to accommodate vehicular and pedestrian volumes generated by the project;
- Methods of protecting pedestrian realms adjacent to the public rights-of-way from vehicular hazards to be reviewed and approved by Public Works - Development Review;
- Full off-site improvements;

- Reconstruct any unused driveways with full off-sites;
- Developer to contribute financially to the possible future grade separated bridge at Las Vegas Boulevard South and Sahara Avenue, with the percent of participation to be addressed in the traffic study and development agreement;
- Traffic study to analyze the need for east-west pedestrian bridge(s) (pedestrian grade separation) across Las Vegas Boulevard South and Paradise Road adjacent to this site;
- Pedestrian easements to be identified on plans submitted for permits or licenses when said permits or licenses are for anything near the easements;
- Dedicate and construct bus turnouts and shelter areas as required by Regional Transportation Commission;
- No buildings within the future right-of-way;
- No advertising within the right-of-way;
- Record a public pedestrian access easement;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes;
- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Future applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner or its successors to grant easements or dedicate its proportionate share of all or portion(s) of the planned right-of-way on Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;
- Owners or its successors shall remove any non-standard improvements within the planned right-of-way related to any current or future applications at its own expense, in the event dedication of the planned right-of-way is required.

#### 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, 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;
- 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 or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.



- 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; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

**Building/Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; to show fire hydrant locations both on-site and within 750 feet; that this comment is in reference to a proposed Fire Department access plan created by the Cunningham Group for All Net Arena and Resort, which is (labeled Level 2 Victory Plaza +6) and dated September 13, 2017; and that this proposed access plan was reviewed and approved by the Fire Chief.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to please contact CCWRD at sewerlocation@cleanwaterteam.com and reference POC Tracking #0359-2017 to request your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**Applicant's Justification**

Per the applicant, there is an active grading permit (BD23-30855) and an active permanent fencing permit (BD23-31264) with the Building Department. Both permits are close to issuance. The applicant also states that a traffic study, drainage study, economic impact study, dust permits, a development agreement, and a performance agreement have been recorded. Although the project has not commenced, the applicant states that debris has been removed along with 4 billboards being removed. Lastly, the applicant states that they have enough funding for this project to commence due to the Performance Bond that was posted of 12 million dollars with Clark County. The applicant is requesting an additional 90 day extension to commence the project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-22-400110 (UC-0568-14)	Third extension of time for a High Impact Project	Approved by BCC	November 2022
ET-22-400109 (UC-0519-17)	Second extension of time for modifications to a High Impact Project (All Net Arena) and conveyance facilities/exposition halls	Accepted by BCC	November 2022
AG-21-900180	Performance Agreement for All Net Arena	Accepted by BCC	April 2021
ORD-21-900147	Development Agreement for All Net Arena	Adopted by BCC	April 2021

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0546	The Loop (monorail), including a future station at the subject site	Approved by BCC	October 2021
ET-20-400095 (UC-0568-14)	Second extension of time for a High Impact Project (All Net Arena), hotel, recreational facility, retail sales and service, restaurants, outdoor live entertainment, outside dining, and motion picture production/studio	Approved by BCC	October 2020
ET-20-400096 (UC-0519-17)	First extension of time for modifications to a High Impact Project (All Net Arena) and convention facilities/exposition halls	Approved by BCC	October 2020
AG-19-900355	Discussion to receive a report on the status of the project	Approved by BCC	June 2019
AG-19-900277	Discussion regarding the condition of the site	Approved by BCC	May 2019
UC-0519-17	Modified a High Impact Project (All Net Arena) and proposed convention facilities/exposition halls	Approved by BCC	October 2017
UC-0568-14 (ET-0087-17)	First extension of time for a High Impact Project (All Net Arena), hotel, recreational facility, retail sales and service, restaurants, outdoor live entertainment, outside dining, and motion picture production/studio	Approved by BCC	September 2017
UC-0568-14 (WC-0127-14)	Waived conditions of a use permit requiring a Development Agreement to mitigate impacts of the project on 27 acres in an H-1 zone	Approved by BCC	December 2014
UC-0775-14	Recreational facility with accessory food, beverage, and retail sales, live entertainment and on-premises consumption of alcohol for the start and finish line of a 5k race - expired	Approved by BCC	October 2014
UC-0568-14	High Impact Project (All Net Arena), a hotel, recreational facility for increased building height, on-premises consumption of alcohol, outdoor live entertainment, farmer's markets, arcade and motion picture production studio	Approved by BCC	August 2014
AG-0441-11	Clarification of conditions of UC-0690-07 relating to temporary construction storage	Withdrawn	May 2011
VC-776-89 (RC-0061-11)	Revocation of variances for a freight staging area originally approved through VC-776-89	Withdrawn at BCC	December 2011
UC-0247-10	High Impact Project (sports arena)	Withdrawn at BCC	August 2010

**Prior Land Use Requests**

Application Number	Request	Action	Date
RS-0012-10	Record of Survey for the property	Approved by ZA	March 2010
UC-0690-07	Temporary construction storage in conjunction with Fontainebleau Resort Hotel - expired	Approved by PC	July 2007
UC-0405-07	Temporary batch plant in conjunction with Fontainebleau Resort Hotel - expired	Approved by PC	June 2007
UC-1927-03	An expansion to a previously approved resort hotel (Palace of the Sea) - expired	Approved by PC	January 2004
UC-1699-02	Resort hotel (Voyager Resort) - expired	Approved by BCC	February 2003
VC-776-89	Variance to allow a temporary staging facility in the southeast corner of the Wet 'N Wild parking lot	Approved by BCC Entertainment Mixed-Use	January 1990

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Sahara Hotel
South	Entertainment Mixed-Use	H-1	Residential condominiums (Turnberry Place) & developing resort hotel (Fontainebleau)
East	Entertainment Mixed-Use	H-1	Residential condominiums (Turnberry Towers) & Westgate (formerly known as LVH) Resort Hotel
West	Entertainment Mixed-Use	H-1	Hotel timeshare (Hilton Grand Vacations) & Rocking Rio

**Related Applications**

Application Number	Request
ET-23-400129 (UC-0568-14)	A fourth extension of time for modifications to a High Impact Project 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**

**Comprehensive 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 project was approved 9 years ago with very little progress towards commencement being made. There have been applications submitted to the Department of Public Works and the Building Department, an off-sites permit has been submitted, a drainage study has been approved, and an early grading permit is ready for issuance. The applicant has asked for 90 more days to get the early grading permit issued. However, given the extensive history of the project and previous grading of the site, staff has determined a second early grading permit for the perimeter of the site would not be considered as commencement, as the action should be towards the ultimate construction of the site. Additionally, commencement not only includes commencing construction but also progressing diligently to completion of the project. Since the filing of the requested extension of time a grading permit for the entire grading has been submitted for review; however, no architectural plans have been provided. For all these reasons, staff cannot support the extension of time request.

### **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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- Until September 6, 2024 to commence with any extension of time as a public hearing.
- Applicant is advised that the County may take action to pursuant to the Performance Agreement if the project has not commenced by the extended date; the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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:** ALL NET LAND DEVELOPMENT, LLC  
**CONTACT:** LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA  
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT

HOTEL/RECREATIONAL FACILITY  
(TITLE 30)

LAS VEGAS BLVD S/SAHARA AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-23-400129 (UC-0568-14)-ALL NET LAND DEVELOPMENT, LLC:**

**USE PERMITS FOURTH EXTENSION OF TIME** to commence the following: **1)** a High Impact Project; **2)** a recreational facility (a multi-function events arena) and incidental uses; **3)** increased building height; **4)** retail sales and service; **5)** restaurants; **6)** on-premises consumption of alcohol; **7)** alcohol sales, beer & wine - packaged only; **8)** alcohol sales, liquor - packaged only; **9)** outdoor live entertainment; **10)** personal services (salon and spa); **11)** club; **12)** nightclub; **13)** food carts/booths; **14)** grocery store; **15)** kiosks/information (outdoor); **16)** offices; **17)** theater (Cineplex); **18)** outside dining, drinking, and cooking; **19)** farmer's markets; **20)** arcade; and **21)** motion picture production/studio.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setback to a parking structure from a residential use; **2)** waive the required landscaping when adjacent to a less intensive use; **3)** permit a variety of outdoor commercial/retail uses not within a permanent enclosed building; and **4)** non-standard improvements (fences/walls, planters, and landscaping) within the future right-of-way (Las Vegas Boulevard South).

**DESIGN REVIEWS** for the following: **1)** a recreational facility (multi-function events arena) with ancillary uses and structures and overall site design; **2)** hotel; **3)** retail establishments; **4)** theater (Cineplex); and **5)** parking structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/tpd/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-09-602-001; 162-09-602-005

**USE PERMITS:**

1. Allow a High Impact Project.
2. Allow a recreational facility (a multi-function events arena) and incidental uses.
3.
  - a. Increase building height (hotel) to 512 feet where 100 feet is permitted (a 412 increase).
  - b. Increase building height (arena) to 160 feet where 100 feet is permitted (a 60% increase).
4. Allow retail sales and service.
5. Allow restaurants.
6. Allow on-premises consumption of alcohol.

7. Allow alcohol sales, beer & wine - packaged only.
8. Allow alcohol sales, liquor - packaged only.
9. Allow outdoor live entertainment.
10. Allow personal services (salon and spa).
11. Allow a club.
12. Allow a nightclub.
13. Allow food carts/booths.
14. Allow a grocery store.
15. Allow kiosks/information (outdoor).
16. Allow offices.
17. Allow a theater (Cineplex).
18. Allow outside dining, drinking, and cooking.
19. Allow farmer's markets.
20. Allow an arcade.
21. Allow motion picture production/studio.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the side setback from a residential use (Turnberry Place Condominiums) for a parking structure to zero feet where 10 feet is required (a 100% reduction).
2. Waive required landscaping adjacent to a less intensive use (Turnberry Place Condominiums) per Figure 30.64-11.
3. Permit a variety of outdoor commercial/retail uses not within a permanent enclosed building when required to be within a permanent enclosed building.
4. Allow non-standard improvements (fences/walls, planters, and landscaping) within the future right-of-way (Las Vegas Boulevard South) where not permitted.

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**Project Description**

General Summary

- Site Acreage: 27
- Project Type: Events arena, hotel, retail establishments including food and beverage, theater (Cineplex), and grocery store
- Number of Stories: 44 (hotel)/4 (arena)/4 (parking structures)
- Building Height (feet): 160 (arena)/512 (hotel)/77 (theater/Cineplex)/up to 77 (retail that is proposed over multiple levels)/65 (north parking garage)/46 (south parking garage)
- Square Feet: 862,500 with up to 22,000 seats (event arena)/500 room hotel/300,000 (retail, food, beverage, and entertainment)
- Parking Required/Provided: 8,759/8,999

History & Request

This request is for a fourth extension of time to commence UC-0568-14 for the All Net Arena project. The project as originally approved (UC-0568-14) consists of the following:

1. Hotel with 500 suites. The hotel tower will be 44 stories with an overall height of 512 feet. The hotel tower has been submitted to the Federal Aviation Administration. The hotel will also contain accessory uses such as a restaurant with a private lounge, wedding chapel and reception area, a specialty clothing and jewelry boutique, along with a full service spa;
2. Victory Plaza, a 300,000 square foot retail, food, beverage, and entertainment pedestrian streetscape, will funnel visitors from Las Vegas Boulevard South into the overall site. The plaza will include lush landscaping, food and retail establishments with outdoor seating, and staging and consists of retail uses within several levels within the overall development. The 300,000 square feet consists of uses within enclosed buildings. There will also be outdoor uses and activities, such as outside dining, within the pedestrian streetscape but no functional square footage areas were included with this request. Victory Plaza is designed to transform to different themes in accordance with events, activities, holidays, and celebrations;
3. 16 screen Cineplex with movie theater;
4. Event arena (All Net Arena). The arena's interior will consist of 4 levels for a total of 862,500 square feet with a retractable roof. The overall height of the arena is 160 feet. The seating accommodations will include 22,000 for basketball, 21,600 for hockey, and 22,000 for concerts and conventions. Also included is a restaurant and night club. The facility will also include home and visiting locker rooms, a practice court, media facilities, training facilities, training offices, fitting rooms, official locker rooms and dining facility, event staging area, pre/post game area, coach and administrative offices, and laundry and dry-cleaning facility. The arena is designed to accommodate the National Basketball Association professional teams and events;
5. Two lower basement levels that contain support spaces, receiving docks, and parking (employees and valet). Level B-1 is the event floor level for the arena. The project also contains 2 parking structures which serve the property with access off Las Vegas Boulevard South and Paradise Road.

Modifications to the project including an additional tower and convention center, were approved by UC-0519-17, which an extension of time is also being requested for and is a companion item on this agenda. The contents within this section of the report describe the project as originally approved per UC-0568-14.

#### Site Plans

The approved plans depict a multi-use facility that is anchored by an events arena, non-gaming hotel, and 300,000 square foot retail and restaurant plaza. The 300,000 square feet consists of uses within enclosed buildings. There will also be outdoor uses and activities, such as outside dining, within the pedestrian streetscape but no functional square footage areas were included with this request. The area along Las Vegas Boulevard South consists of landscaping and other improvements within the Las Vegas Boulevard South right-of-way with a 30 foot wide pedestrian realm immediately east of the right-of-way. Integrated into the pedestrian realm is an elevated pedestrian walkway that funnels pedestrians into the shopping plaza and eliminates conflicts between pedestrian and vehicular movements entering the site. In the northwest corner of the site, directly adjacent to the pedestrian realm, is 1 of the 2 proposed parking structures. Centrally located within the site are the 300,000 square foot retail and restaurant plaza and hotel.



In the northeast portion of the site is the events arena while the southeast portion of the site contains the second parking structure. The arena is set back 158 feet from Paradise Road. Along Paradise Road is a pedestrian realm that is up to 49 feet in width. The plans depict 1 primary ingress and egress point along Las Vegas Boulevard South with a secondary access point for the parking structure in the northwest portion of the site. There is 1 primary ingress and egress point along Paradise Road with 3 secondary access points to the parking garage in the southeast portion of the site. The primary entrance along Paradise Road lines up with an existing traffic signal on Karen Avenue and Paradise Road. The 3 secondary access points provide for bus/shuttle drop-off and pick-up queuing and service area ramp access.

#### Pedestrian Circulation Plan & Landscaping

The pedestrian circulation plan depicts clear, continuous, and unobstructed pedestrian use areas with pedestrian connections throughout the entire site. The connections include, but are not limited to, sidewalks, walkways, stairways, and an elevated pedestrian walkway. Clear and unobstructed connections are also depicted between the site and Las Vegas Boulevard South and Paradise Road. Along Las Vegas Boulevard South is a minimum 30 foot wide pedestrian realm with a minimum 20 foot sidewalk/walkway that is unobstructed. The remaining pedestrian realm consists of enhanced landscaping and amenity zone with corresponding pedestrian furnishings. The western edge of the pedestrian realm, portions of which are within the future right-of-way, include pedestrian containment barriers/fence to preclude pedestrians from accessing the public right-of-way from the pedestrian area and potentially conflict with vehicular movements. The functional area that is generally considered the pedestrian realm is wider than 30 feet since portions extend into the future right-of-way of Las Vegas Boulevard South. Cross sections on file provide further detail on the pedestrian areas and connections. In some areas along Las Vegas Boulevard South, there is an 11 foot wide planting area along and within the future right-of-way followed by a 20 foot wide public sidewalk which is then followed by a 16 foot wide planting strip. Detail on the elevated pedestrian walkway depicts a 20 foot wide public sidewalk with 17 foot wide private sidewalk for a total combined pedestrian walkway width of 37 feet.

Along Paradise Road, the pedestrian realm varies in width from 25 feet to up to 49 feet. The unobstructed sidewalk is predominantly 20 feet in width but does narrow to 15 feet at the narrowest point. Portions of the pedestrian area, including pedestrian walkways and connections, between the Paradise Road right-of-way and the arena reach up to a width of 115 feet.

The top of the south parking structure, which is at the south property line, is depicted as a green roof. The green roof consists of shrubs and groundcover that includes ornamental grasses. The green roof is only for a portion of the roof where the Cineplex theater is off-set or staggered from the south wall of the parking structure.

One of the waivers is to not provide required landscaping between the south parking structure and south property line, per Figure 30.64-11, adjacent to an existing 8 foot to 10 foot high wall enclosing the less intensive residential condominium use (Turnberry Place).

#### Use Permits

This project is a High Impact Project that was considered through a special use permit in the H-1 zone. Additionally, 2 of the structures within this project exceed the permitted 100 foot height

for buildings. Increased height, above 100 feet, was approved with a special use permit. The hotel is proposed at 512 feet while the arena is proposed at 160 feet in height. Since a shopping center is not a specific land use under Table 30.44-1, of the specific land uses within the area that will contain the 300,000 square foot retail and restaurant plaza. The 300,000 square feet consists of uses within enclosed buildings. There will also be outdoor uses and activities, such as outside dining, within the pedestrian streetscape but no functional square footage areas were included with this request.

The following outlines the uses anticipated for retail and restaurant plaza:

- Restaurants and bars (alcohol sales)
- Retail stores
- Grocery store
- Outdoor dining
- Arcade
- Outdoor live entertainment (positioned 500 feet from adjacent residential)
- Outdoor ice skating rink
- Night clubs
- Office
- Farmers market
- Movie production
- Food carts
- Kiosks

#### Waivers of Development Standards

Waiver of development standards #1 was to eliminate the required setback to the parking structure on the southeast portion of the site, adjacent to a residential use. The required setback is 10 feet, and the plans depict a zero foot setback.

Waiver of development standards #2 was to eliminate required landscaping along the southeast portion of the site adjacent to the residential use (Turnberry Place). The majority of the area is where the parking structure has a zero foot setback.

Waiver of development standards #3 was to conduct outdoor commercial/retail uses not within an enclosed building. Within the Victory Plaza area, there will be outdoor uses and activities, such as outside dining, within the pedestrian streetscape.

Waiver of development standards #4 was for a portion of the proposed landscaping and structures such as fences, benches, trash receptacles, and pedestrian barriers that are within a portion of the future right-of-way of Las Vegas Boulevard South.

#### Elevations

The approved plans for the arena depict a 160 foot high structure with a modern design consisting of aluminum and glass wall systems with solar screens. Throughout the various elevations, the arena will contain LED panels and lighting effect systems throughout. LED panels consist of light emitting diodes that function off the principle of electroluminescence and

will primarily function as signage. However, signage is not a part of this application and will be reviewed with a subsequent land use application. The roof, which is retractable, will also consist of a metal roof system.

The 512 foot high hotel has multiple surface planes with varying roof heights and consists primarily of aluminum and glass curtain wall system with solar panels.

The parking structure with theater (Cineplex) in the southeast portion of the site is an integrated structure with varying heights and materials. The parking structure, which is closest to Paradise Road and the south property line, is a maximum of 46 feet in height and will be enhanced with a decorative architectural perforated metal screen system. A picture representation of an existing building with the proposed metal screen system is depicted on the plans on file. The theater (Cineplex) portion of the overall building, which is off-set or staggered from the southern edge of the parking structure, is depicted at a maximum height of 77 feet. The plans depict metal panel systems with LED feature lighting, as well as aluminum and glass curtain wall systems with a stone panel element.

The parking structure on the northwest portion of the site, closest to Las Vegas Boulevard South, will consist of the same materials as the southern parking structure. However, the height for the northern parking structure will be 65 feet.

The retail and restaurant buildings are proposed over multiple levels that range up to 77 feet in height. The buildings consist of the following materials: 1) stone panels; 2) mullion less glass walls; 3) metal panels; and 4) solar shade systems with LED lighting.

All buildings, with the exception of the southern parking structure, comply with all applicable setbacks for the base zoning district, special setbacks along Las Vegas Boulevard South, and any applicable setbacks from arterial streets.

#### Signage

Signage is not a part of this request.

#### Previous Conditions of Approval

Listed below are the approved conditions for ET-22-400110 (UC-0568-14):

#### Current Planning

- Until September 6, 2023 to commence with any extension of time as a public hearing.
- Applicant is advised that the County may take action to pursuant to the Performance Agreement if the project has not commenced by the extended date; the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 ET-20-400095 (UC-0568-14):

Current Planning

- 6 months to execute Performance Agreement with bond and Development Agreement or application will expire;
- Until September 6, 2022 to commence with any extension of time as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time, 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-0568-14 (ET-0087-17):

Current Planning

- Until September 6, 2020 to commence, to run concurrent with UC-0519-17;
- Until September 6, 2020 to review as a public hearing, to run concurrent with UC-0519-17;
- Submit a security performance bond acceptable to the County in an amount sufficient to provide a screen wall and/or restore the site including removal of construction materials, site stabilization and revegetation as necessary should construction of the project be discontinued or abandoned;
- As part of the Development Agreement or as a separate agreement, applicant to submit a Decommissioning Plan acceptable to the County which specifies the actions to be taken by the Developer in the event construction of the project is stopped or abandoned with said plan to be submitted and approved prior to building permits for the stadium;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that an adopted Development Agreement is required prior to permits other than the permits allowed per original conditions; and 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

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0568-14:

#### Current Planning

- 3 years to commence and review;
- Per revised plans presented at the 08/06/14 Board of County Commissioners' meeting;
- Landscape buffer between the southern parking garage and south property line per revised plans presented at the 08/06/14 Board of County Commissioners' meeting;
- Landscaping and pedestrian realms per plans on file;
- Lighting for signs to be addressed with a subsequent land use application including nits;
- Design review for lighting to address nits and shielding;
- Design review as a public hearing on final plans for the outdoor live entertainment area and to address uses, with associated details such as, but not limited to, address location of stages, any amplified sound, plaza cover, lighting, and involve neighbors such as but not limited to Turnberry Place and Towers, Skye, Allure, and Las Vegas Country Club for design and issues;
- Hours of operation for outdoor uses and live entertainment shall be up to 10:00 p.m. on weekdays and up to 12:00 a.m. on weekends;
- Provide notification to neighbors for all events;
- A Development Agreement 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;
- As part of the Development Agreement, applicant to submit a Decommissioning Plan acceptable to the County which specifies the actions to be taken by the Developer in the event construction of the project is stopped or abandoned for 90 days or longer;
- Construct pedestrian bridge(s) (pedestrian grade separation) across Las Vegas Boulevard South and Paradise Road (east/west bridge easements) and identify easement areas on the plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised to coordinate with other entities and or agencies; 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; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance as a public hearing;
- Traffic study to include pedestrian analysis and flows and address turns on Paradise Road;
- Traffic study to also address: a) determine the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes, b) turnover analysis for the porte-cochere, c) 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;

- Traffic study to also include impact mitigation plan to also be reviewed by the Freeway and Arterial System of Transportation (FAST);
- Right-of-way dedication to Clark County to accommodate any physical improvements identified in the traffic study needed to accommodate vehicular and pedestrian volumes generated by the project;
- Full off-site improvements;
- Reconstruct any unused driveways with full off-sites;
- Developer to contribute financially to the possible future pedestrian grade separated bridge at Las Vegas Boulevard South and Sahara Avenue, percent of participation to be addressed in the traffic study and development agreement;
- Traffic study to analyze the need for east/west pedestrian bridge(s) (pedestrian grade separation) across Las Vegas Boulevard South and Paradise Road and identify easement areas on the plans;
- Dedicate and construct bus turnouts and shelter areas as required by the Regional Transportation Commission;
- No buildings within the future right-of-way;
- No advertising within the right-of-way;
- Record a public pedestrian access easement;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes;
- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Owner acknowledges that the proposed non-standard improvements are within a portion of the area planned for a "200 foot planned right-of-way" per Title 30 and the Clark County Transportation Element adopted on May 16, 2006;
- Future applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner or its successors to grant easements or dedicate its proportionate share of all or portion(s) of the planned right-of-way on Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;
- Owners or its successors shall remove any non-standard improvements related to this application or any future application(s) within the planned right-of-way at its own expense, in the event dedication of the planned right-of-way is required.

#### 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, 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 FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; 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; and that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

#### Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; permits and fire protection may be required for this facility; and to please contact Fire Prevention for further information at (702) 455-7316.

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

- Applicant is advised that there is an existing public 21 inch sanitary sewer line within an existing public sanitary sewer easement on the property, there is currently insufficient capacity in the 21 inch public sanitary sewers adjacent to the applicant's site; the drawings provided by the applicant proposed structures and intense landscaping over or in the near vicinity of the sewer line and within the easement; the public sewer easement does not allow encumbrances within its boundaries; CCWRD must have 24 hour access to maintain public sewer lines; the applicant is required to meet with CCWRD to resolve sanitary sewer easement and access issues and capacity issues; construction of an off-site sewer may be required as part of the applicant's project to reach a point of adequate capacity in the CCWRD collection system; and that at the time of construction of new improvements, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to verify sewer point of connection and check for any changed conditions.

#### Applicant's Justification

The applicant states they have been working with various county departments for the last 9 months to commence the project by September 6, 2023, as outlined in the previous extension of time ET-22-400110 (UC-0568-14). Through this process a grading permit and a fence permit have been submitted to the Building Department. The applicant has received comments on both submittals and are hopeful that the permits will be issued soon. However, this request is to ensure that enough time is provided for the project to commence.

### Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400110 (UC-0568-14)	Third extension of time for a High Impact Project	Approved by BCC	November 2022
ET-22-400109 (UC-0519-17)	Second extension of time for modifications to a High Impact Project (All Net Arena) and convention facilities/exposition halls	Approved by BCC	November 2022
AG-21-900180	Performance Agreement for All Net Arena	Accepted by BCC	April 2021
ORD-21-900147	Development Agreement for All Net Arena	Adopted by BCC	April 2021
UC-20-0546	The Loop (monorail), including a future station at the subject site	Approved by BCC	October 2021
ET-20-400095 (UC-0568-14)	Second extension of time for a High Impact Project (All Net Arena), hotel, recreational facility, retail sales and service, restaurants, outdoor live entertainment, outside dining, and motion picture production/studio	Approved by BCC	October 2020
ET-20-400096 (UC-0519-17)	First extension of time for modifications to a High Impact Project (All Net Arena) and convention facilities/exposition halls	Approved by BCC	October 2020
AG-19-900355	Discussion to receive a report on the status of the project	Approved by BCC	June 2019
AG-19-900277	Discussion regarding the condition of the site	Approved by BCC	May 2019
UC-0519-17	Modified a High Impact Project (All Net Arena) and proposed convention facilities/exposition halls	Approved by BCC	October 2017
UC-0568-14 (ET-0087-17)	First extension of time for a High Impact Project (All Net Arena), hotel, recreational facility, retail sales and service, restaurants, outdoor live entertainment, outside dining, and motion picture production/studio	Approved by BCC	September 2017
UC-0568-14 (WC-0127-14)	Waived conditions of a use permit requiring a Development Agreement to mitigate impacts of the project on 27 acres in an H-1 zone	Approved by BCC	December 2014
UC-0775-14	Recreational facility with accessory food, beverage, and retail sales, live entertainment and on-premises consumption of alcohol for the start and finish line of a 5k race - expired	Approved by BCC	October 2014



### Prior Land Use Requests

Application Number	Request	Action	Date
UC-0568-14	High Impact Project (All Net Arena), a hotel, recreational facility for increased building height, on-premises consumption of alcohol, outdoor live entertainment, farmer's markets, arcade and motion picture production studio	Approved by BCC	August 2014
AG-0441-11	Clarification of conditions of UC-0690-07 relating to temporary construction storage	Withdrawn	May 2011
VC-776-89 (RC-0061-11)	Revocation of variances for a freight staging area originally approved through VC-776-89	Withdrawn by BCC	December 2011
UC-0247-10	High Impact Project (sports arena)	Withdrawn by BCC	August 2010
RS-0012-10	Record of Survey for the property	Approved by ZA	March 2010
UC-0690-07	Temporary construction storage in conjunction with Fontainebleau Resort Hotel - expired	Approved by PC	July 2007
UC-0405-07	Temporary batch plant in conjunction with Fontainebleau Resort Hotel - expired	Approved by PC	June 2007
UC-1927-03	An expansion to a previously approved resort hotel (Palace of the Sea) - expired	Approved by PC	January 2004
UC-1699-02	A resort hotel (Voyager Resort) -expired	Approved by BCC	February 2003
VC-776-89	Variance to allow a temporary staging facility in the southeast corner of the Wet 'n' Wild parking lot	Approved by BCC	January 1990

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Sahara Hotel
South	Entertainment Mixed-Use	H-1	Residential condominiums (Turnberry Tower) & developing resort hotel (Fontainebleau)
East	Entertainment Mixed-Use	H-1	Residential condominiums (Turnberry Towers) & Westgate Resort Hotel
West	Entertainment Mixed-Use	H-1	Hotel timeshare (Hilton Grand Vacations) & Rocking Rio

### Related Applications

Application Number	Request
ET-23-400128 (UC-0519-17)	A third extension of time for modifications to a High Impact Project (All Net Arena) and convention facilities/exposition halls 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**

**Comprehensive 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 project was approved 9 years ago with very little progress towards commencement being made. There have been applications submitted to the Department of Public Works and the Building Department, an off-sites permit has been submitted, a drainage study has been approved, and an early grading permit is ready for issuance. The applicant has asked for 90 more days to get the early grading permit issued. However, given the extensive history of the project and previous grading of the site, staff has determined a second early grading permit for the perimeter of the site would not be considered as commencement, as the action should be towards the ultimate construction of the site. Additionally, commencement not only includes commencing construction but also progressing diligently to completion of the project. Since the filing of the requested extension of time a grading permit for the entire grading has been submitted for review; however, no architectural plans have been provided. For all these reasons, staff cannot support the extension of time request.

**Public Works - Development Review**

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

**Staff Recommendation**

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Until September 6, 2024 to commence with any extension of time as a public hearing.
- Applicant is advised that the County may take action to pursuant to the Performance Agreement if the project has not commenced by the extended date; the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for

extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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.

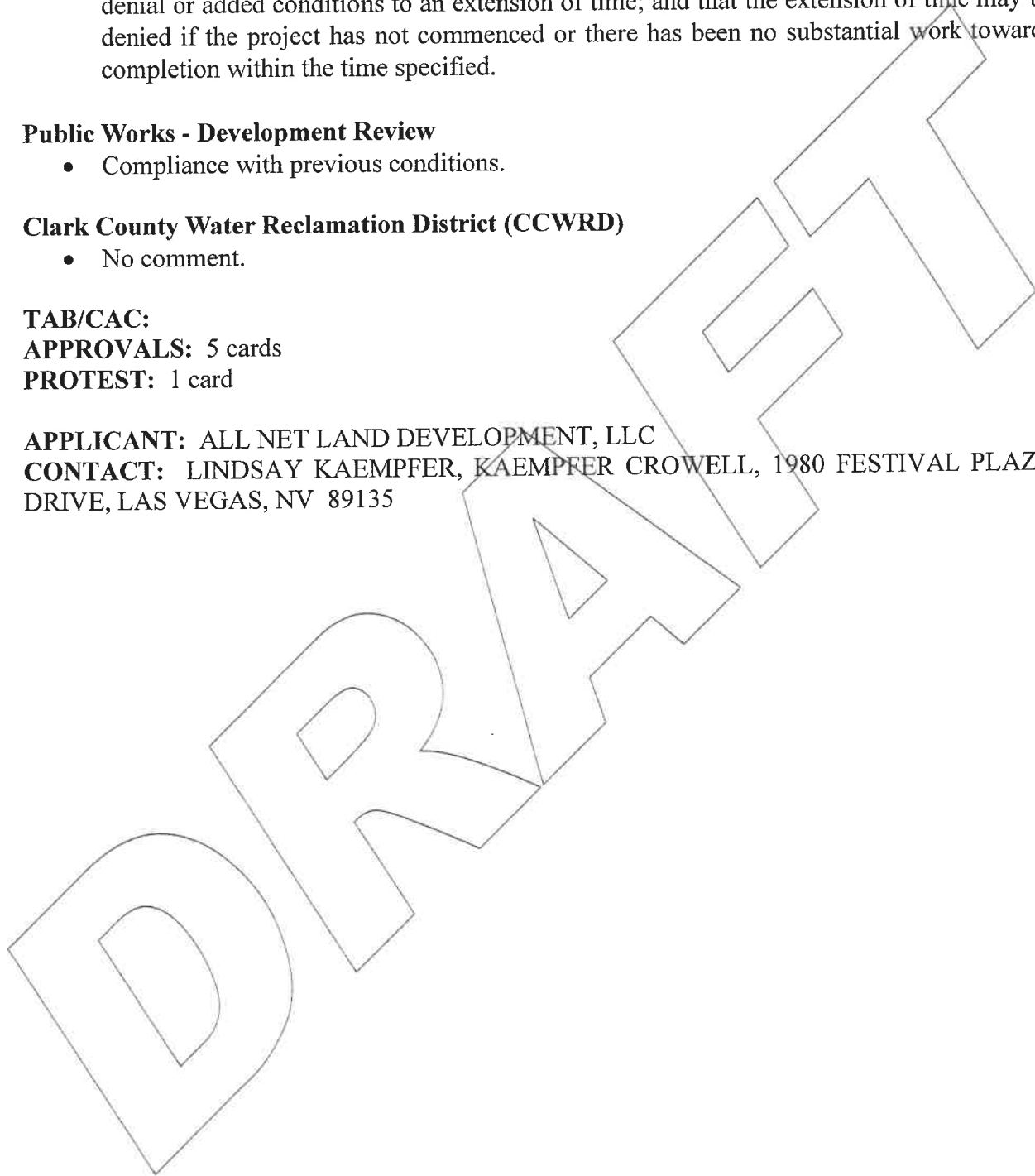
**TAB/CAC:**

**APPROVALS:** 5 cards

**PROTEST:** 1 card

**APPLICANT:** ALL NET LAND DEVELOPMENT, LLC

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



RECREATIONAL FACILITY (FAIRGROUND) GENTING BLVD/LAS VEGAS BLVD S  
(TITLE 30)

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0655-RW LV FUTURE LAND, LLC:**

**USE PERMITS** for the following: **1)** a recreational facility; **2)** fairgrounds; and **3)** live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 acres in an H-1 (Limited Resort and Apartment) Zone.

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

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**RELATED INFORMATION:**

**APN:**

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

**USE PERMITS:**

1. Outdoor recreational facility for limited events.
2. Fairgrounds.
3. Live entertainment not accessed from inside a resort hotel where required to be accessed from the inside per Table 30.44-1.

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3000 Las Vegas Boulevard South
- Site Acreage: 86.9 (portion)
- Project Type: Recreational facility
- Parking Required/Provided: 5,485/7,420

Site Plan

The plan depicts an existing resort hotel (Resorts World) located on the west side of Las Vegas Boulevard South, east of Sammy Davis Jr. Drive, north of Genting Boulevard, and the north and south sides of Resorts World Drive. The applicant is proposing an additional outdoor recreational facility for limited events and fairground with live entertainment located solely on APN 162-09-312-003. This specific parcel is located north of Resorts World Drive, west of Las Vegas

Boulevard South. The west half of this parcel includes 236 parking spaces for the public to utilize in addition to 7,184 existing parking spaces throughout the resort hotel grounds. The subject parcel has an overall area of 9.6 acres, and a 1.6 acre portion (currently undeveloped) will be utilized as future recreational facility and fairground event space. Furthermore, aerial photos show that this portion of the subject parcel is screened from the right-of-way. Lastly, an emergency access route as required per the Clark County Fire Department is located around the perimeter of the 1.6 acre portion site for recreational facility/fairground.

Landscaping

A detached sidewalk with landscape areas on each side of the sidewalk exists along Genting Boulevard and Goh Tong Way. Existing landscaping will not be impacted, and new landscaping is not required.

Elevations & Floor Plans

No elevations or floor plans were submitted with the application, nor required, since the nature of the proposal is for various temporary recreation/event and fairground uses that will change depending on the type of event.

Applicant’s Justification

The applicant is requesting to add a new recreational facility and fairground use with live entertainment on a parcel located north of the main resort hotel area. The same type of use was previously approved for the Enchant event via UC-22-0498; on the southern portion of the site. The plans show that the existing screen fencing shall remain in place providing partial screening of the events. Existing landscaping shall remain. The applicant anticipates no permanent structures will be required. The events can be considered seasonal in nature as an example of this was Enchant on the southern parcel and was considered a flexible space with live entertainment. Every event venue will have different characteristics, thus the vehicle and pedestrian circulation patterns, seating areas, generator locations (if required) and stage locations (if required) will vary. An Emergency Action Plan (EAP), a vehicle and pedestrian circulation plans, seating areas, generator locations (if required) and stage locations (if required) will all be submitted to the Fire Department for an operational permit. Emergency access will be identified on the EAP. The site has a current dust permit. The event site includes a paved parking lot with 236 parking spaces adjacent to the site.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-23-0213	Modifications to the Resorts World sign package	Approved by BCC	June 2023
WS-23-0050	Resorts World convention center	Approved by BCC	June 2023
UC-22-0498	Recreational facility (fairgrounds) for “Enchant”	Approved by BCC	October 2022
ADR-21-900288	Modifications to Resorts World signage	Approved by ZA	June 2021

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-21-0164	Modifications to Resorts World signage	Approved by BCC	June 2021
DR-21-0143	Modifications to Resorts World	Approved by BCC	May 2021
UC-20-0546	Monorail	Approved by BCC	October 2021
DR-20-0526	Amended comprehensive sign plan	Approved by BCC	January 2021
ADR-20-900333	Resorts World security dog facility addition	Approved by ZA	August 2020
DR-20-0261	Resorts World people mover system from the Las Vegas Convention Center to Resorts World Resort Hotel	Approved by BCC	August 2020
SC-20-0191	Street name change to Genting Boulevard	Approved by PC	June 2020
SC-20-0192	Street name change to Resorts World Drive	Approved by PC	June 2020
SC-20-0193	Street name change to Goh Tong Way	Approved by PC	June 2020
UC-20-0174	Fabric membrane structure (convention exposition hall) and temporary wall sign (static) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	May 2020
DR-20-0015	Comprehensive sign plan (Resorts World), increased overall wall sign area, increased overall freestanding sign area, increased the height of a freestanding sign, and increased the overall animated sign area	Approved by BCC	March 2020
ADR-19-900875	Modified a previously approved resort hotel (Resorts World)	Approved by ZA	January 2020
AR-18-400272 (WS-0029-17)	Third application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	February 2019

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-18-0541	Modified an approved High Impact Project, recreational facility (indoor water park), and deviations as shown per plans on file, deviations for reduced setbacks, reduced the height setback ratio adjacent to an arterial street (Las Vegas Boulevard South), allowed primary access to a shopping center (with commercial, retail, and restaurant uses) from the exterior of the resort, and all other deviations as shown per plans on file, reduced setbacks, and waived non-standard improvements within the future right-of-way (Las Vegas Boulevard South), and design reviews for modifications to an approved High Impact Project, a resort hotel (Resorts World) and all associated and accessory uses and all other accessory and incidental buildings and structures	Approved by BCC	September 2018
TM-18-500091	1 lot commercial subdivision	Approved by PC	July 2018
AR-18-400076 (WS-0029-17)	Second application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	June 2018
WS-0029-17 (AR-0130-17)	First application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	October 2017
VS-0708-17	Vacated and abandoned a portion of right-of-way being Resorts World Drive	Approved by BCC	October 2017
UC-0650-17	Modifications to an approved resort hotel (Resorts World)	Approved by BCC	October 2017
WS-0029-17	Temporarily waived full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	March 2017
UC-0642-16	Resort hotel with deviations for signs in conjunction with a resort hotel	Withdrawn by BCC	November 2016
UC-0754-15	Modified an approved resort hotel (Resorts World) for Phase I of development	Approved by BCC	January 2016

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0212-13 (ET-0028-15)	First extension of time to vacate a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2015
ZC-0218-14	Expanded the Gaming Enterprise District along the western boundary of the site and modified an approved High Impact Project (Resorts World)	Approved by BCC	July 2014
UC-0588-13	Modified an approved High Impact Project for a resort hotel (Resorts World)	Approved by BCC	December 2013
TM-0113-13	Commercial subdivision for the Resorts World site	Approved by PC	August 2013
UC-0217-13	Changed and modified temporary aesthetic improvements in conjunction with a resort hotel (Resorts World) - expired	Approved by BCC	June 2013
VS-0212-13	Vacated and abandoned a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2013
RS-0077-13	Record of Survey for Las Vegas Boulevard South adjacent to the site	Reviewed by Staff	May 2013

There have been several other land use applications on this site; however, these are the applications that are the most directly related to the Resorts World Resort Hotel.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Circus Circus Resort Hotel & McDonalds
South	Entertainment Mixed-Use	H-1	Undeveloped
East	Entertainment Mixed-Use	H-1 & P-F	Shopping centers & LVCVA convention facility
West	Public Facilities & Commercial General	P-F, C-2, & M-1	Clark County Fire Station, commercial, & industrial

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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



Staff determines that the proposed recreational facility with temporary and seasonal events/fairground lot with live entertainment is consistent with other uses and existing temporary and seasonal events hosted throughout the Resort Corridor. These requests render no negative impact to the surrounding area; 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:**

**Comprehensive Planning**

- 1 year to review to determine if the use of the property pursuant to this application warrants an amendment to the Resorts World Development Agreement.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; 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.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GARY LAKE

**CONTACT:** GARY LAKE, RESORTS WORLD REPRESENTATIVE, 3000 LAS VEGAS BOULEVARD SOUTH, LAS VEGAS, NV 89109

TRAINING FACILITY  
(TITLE 30)

SIRIUS AVE/ VALLEY VIEW BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-23-0656-HARSCH INVEST PPTYS-NV II, LLC:**

**USE PERMIT** for a minor training facility (cosplay) in conjunction with an approved office/warehouse on a portion of 28.2 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the south side of Sirius Avenue, 630 feet east of Wynn Road within Winchester. JJ/rp/syp (For possible action)

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RELATED INFORMATION:

**APN:**  
162-07-802-013 ptn

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

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

- Site Address: 3111 S. Valley View Boulevard
- Site Acreage: 28.22 (portion)
- Project Type: Minor training facility (cosplay)
- Number of Stories: 1
- Square Feet: 1,307 (lease area)/ 552,431 (total building area)
- Parking Required/Provided: 1,267/1,412

Site Plans

The plans show an existing office/warehouse complex where the applicant is requesting to operate their business. The 1,307 square foot lease space is located near the northwest half of the property. Access to the site is from Sirius Avenue, Valley View Boulevard, Wynn Road, and Desert Inn Road. A total of 1,412 parking spaces are provided, where a minimum of 1,267 parking spaces are required.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The photos depict a 1 story, office/warehouse building of grey split-face CMU walls and overhead roll-up doors.

Floor Plans

The plans show a 1,307 square foot lease area consisting of a bathroom, office spaces, and classroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the purpose of this business is to provide a great experience in operating tutoring lessons to the Las Vegas community. The applicant is planning to employ 1 person to carry out the day-to-day operation. The facility operates between 10:00 a.m. to 5:00 p.m.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-23-0367	Personal services business (beauty salon)	Approved by BCC	September 2023
UC-20-0019	Supper club with on-premises consumption of alcohol	Approved by BCC	March 2020
UC-18-0848	Sporting goods with firearms sales and secondhand sales	Approved by PC	December 2018
UC-0167-16	Health club and yoga studio	Approved by PC	May 2016
UC-0379-13	Secondhand sales facility	Approved by PC	August 2013
UC-0459-11	Recycling center and setback reduction to a residential use (relocation of recycling center) previously approved by UC-0540-10	Approved by PC	November 2011
UC-0540-10	Recycling center and setback reduction to a residential use	Approved by PC	January 2011
UC-0387-10	On-premises consumption of alcohol (tavern)	Approved by PC	October 2010
UC-1888-05	Allowed retail sales and allowed an educational institution	Approved by PC	January 2006
UC-1436-04	Reduced the separation from a check cashing facility to a residential use	Approved by PC	September 2004
UC-1521-02	Retail sales, restaurants, offices, and shopping center within an existing industrial development	Approved by BCC	January 2003
UC-0631-98 (ET-0121-00)	First extension of time for massage as a principal use	Approved by PC	May 2000

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0737-98	Massage as a principal use	Approved by PC	June 1998
UC-1754-97	Allowed a restaurant and lounge	Approved by PC	November 1997
UC-0407-94	Computer training center	Approved by PC	May 1994
UC-2061-93	Martial arts/karate school within an existing commercial/industrial complex	Approved by PC	January 1994

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	City of Las Vegas	R-PD11 & M	Multiple family residential (townhouses) & retail complex
South	Entertainment Mixed-Use	M-1 & C-2	Gas station, KTNV station, office/warehouse, open storage, & undeveloped
East	City of Las Vegas	C-1 & M	Retail, office/warehouse, & open storage
West	Urban Neighborhood (greater than 18 du/ac); Corridor Mixed-Use; & Entertainment Mixed-Use	R-T, R-4, & M-1	Multiple family residential (apartments), manufactured home park, retail complex, office/warehouse, & open storage

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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

The proposed use will not be more intense than the current industrial uses on the property and is compatible with the surrounding area. The request complies with the Master Plan, which encourages implementing a Comprehensive Land Use Plan to promote economic viability and employment opportunities that are compatible with adjacent land uses; therefore, staff can support 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GAMER VS. TAILOR

**CONTACT:** GAMER VS. TAILOR, 10001 VIA DELORES AVENUE, LAS VEGAS, NV 89117