



Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, NV 89142

November 9, 2021

6:00pm

AGENDA

Note:

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

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

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

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

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

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

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

- III. Approval of Minutes for September 28, 2021. (For possible action)
- IV. Approval of the Agenda for November 9, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **DR-21-0543-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:**
DESIGN REVIEW for signage in conjunction with an elementary school on 10.7 acres in a P-F (Public Facilities) Zone. Generally located on the west side of Glenhurst Drive and the north side of Desert Inn Road within Winchester. TS/nr/jo (For possible action). 11/16/21 PC
 - 2. **ET-21-400152 (UC-0909-17)-2975 SAMMY DAVIS JR. DRIVE, LLC:**
USE PERMIT SECOND EXTENSION OF TIME for a cannabis establishment (retail cannabis store).
DESIGN REVIEW exterior/interior modifications to an existing retail building on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Sammy Davis Jr. Drive, 1,000 feet south of Circus Circus Drive within Winchester. TS/jvm/jo (For possible action) 11/17/21 BCC
 - 3. **UC-21-0575-TISHMAR, LLC:**
USE PERMIT to allow an accessory structure prior to the construction of a principal structure.
DESIGN REVIEW for an accessory structure on a portion of 16.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Wilbur Clark DI East Road within Winchester. TS/md/jo (For possible action) 11/17/21 BCC
 - 4. **ET-21-400150 (WS-19-0618)-CONCORD PRIME, LLC & VEGASSTARR, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for increased wall sign area.
DESIGN REVIEW for wall signage in conjunction with an office building on 3.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/bb/jo (For possible action) 12/07/21 PC
 - 5. **UC-21-0597-TRANS-AERO LAND & DEVELOPMENT:**
USE PERMIT to allow a service bay door for a vehicle (automobile) wash to face a street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping; **2)** reduce the side street (corner) setback for a proposed trash enclosure and vacuums; and **3)** eliminate the required loading space.
DESIGN REVIEWS for the following: **1)** vehicle wash; **2)** restaurant; **3)** outside dining and drinking; and **4)** vehicle maintenance (smog check) in conjunction with an existing convenience store and gasoline station on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard and the north side of Desert Inn Road within Winchester. JJ/md/jo (For possible action) 12/07/21 PC

VII. General Business

1. Nominate and appoint a representative and alternate to the Community Development Advisory Committee (CDAC) for 2021/2022 (for possible action).
2. Discuss the 2022 TAB Calendar (for possible action)

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 30, 2021.

X. Adjournment.

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

Winchester Community Center: 3130 S McLeod Dr., Las Vegas, NV 89121

<https://notice.nv.gov>



Winchester Town Advisory Board

August 10, 2021

MINUTES

Board Members:	Robert O. Mikes, Jr. – Chair – Excused John Delibos – Present Judith Siegel – Present Patrick Becker - Present
Secretary:	Victoria Bonner, 702-335-9205 victoriabelleb@gmail.com
Town Liaison:	Beatriz Martinez 702-455-0560 beatriz.martinez@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions
Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary, Steven Demerit; Planning. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of August 10, 2021 Minutes
Moved by: Delibos
Approve as submitted
Vote: 3-0 Unanimous
- IV. Approval of Agenda for September 28, 2021
Moved by: Delibos
Approve as submitted
Vote: 3-0 Unanimous
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)
- VI. Planning & Zoning:

1. **UC-21-0472-EASTSIDE ACQUISITION, LLC:**
USE PERMIT to reduce the setback of a proposed vehicle wash.
DESIGN REVIEWS for the following: **1)** a vehicle wash; **2)** finished grade on 1.7 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Desert Inn Road and Pecos Road within Winchester. TS/jor/jd (For possible action)

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

2. **WS-21-0465-TISHMAR, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: **1)** landscape improvements; and **2)** finished grade on a portion of 16.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Wilbur Clark DI East Road within Winchester. TS/md/jd (For possible action)

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

VII. General Business

1. Nominate and appoint a representative and alternate to the Community Development Advisory Committee (CDAC) for 2021/2022 (for possible action).

VII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be October 12, 2021

IX. Adjournment

The meeting was adjourned at 7:36 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., NOVEMBER 9, 2021**

11/16/21 PC

1. **DR-21-0543-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:**
DESIGN REVIEW for signage in conjunction with an elementary school on 10.7 acres in a P-F (Public Facilities) Zone. Generally located on the west side of Glenhurst Drive and the north side of Desert Inn Road within Winchester. TS/nr/jo (For possible action)

11/17/21 BCC

2. **ET-21-400152 (UC-0909-17)-2975 SAMMY DAVIS JR. DRIVE, LLC:**
USE PERMIT SECOND EXTENSION OF TIME for a cannabis establishment (retail cannabis store).
DESIGN REVIEW exterior/interior modifications to an existing retail building on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Sammy Davis Jr. Drive, 1,000 feet south of Circus Circus Drive within Winchester. TS/jvm/jo (For possible action)
3. **UC-21-0575-TISHMAR, LLC:**
USE PERMIT to allow an accessory structure prior to the construction of a principal structure.
DESIGN REVIEW for an accessory structure on a portion of 16.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Wilbur Clark DI East Road within Winchester. TS/md/jo (For possible action)

12/07/21 PC

4. **ET-21-400150 (WS-19-0618)-CONCORD PRIME, LLC & VEGASSTARR, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for increased wall sign area.
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DESIGN REVIEWS for the following: 1) vehicle wash; 2) restaurant; 3) outside dining and drinking; and 4) vehicle maintenance (smog check) in conjunction with an existing convenience store and gasoline station on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard and the north side of Desert Inn Road within Winchester. JJ/md/jo (For possible action)

11/16/21 PC AGENDA SHEET

ANIMATED WALL SIGN
(TITLE 30)

GLENHURST DR/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0543-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:

DESIGN REVIEW for signage in conjunction with an elementary school on 10.7 acres in a P-F (Public Facilities) Zone.

Generally located on the west side of Glenhurst Drive and the north side of Desert Inn Road within Winchester. TS/nr/jo (For possible action)

RELATED INFORMATION:

APN:

161-07-401-009

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: 3223 Glenhurst Drive
- Site Acreage: 10.7
- Project Type: Animated wall sign
- Square Feet: 32

Site Plan

The existing 10.7 acre site includes the elementary school on the southern portion of the site, parking to the east and south sides of the school, and play areas to the north of the school buildings. The location of the sign will be 85 feet west of single family residences.

Landscaping

Landscaping is not a part of this request.

Elevations

The school is approximately 25 feet in height and composed of CMU walls with metal accents.

Signage

The proposed signage is 8 feet by 4 feet for a total of 32 square feet. The sign is proposed to be an animated wall sign located about a foot below the roofline on the east side of building facing Glenhurst Drive.

Applicant’s Justification

The applicant indicates that the proposed sign will be used to identify the school and convey school related messages during daytime hours.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0209	Vacated a portion of a right-of-way being an unnamed street located within the subject parcel	Approved by PC	June 2020
ZC-0480-16	Reclassified 11.1 acres from R-1 to P-F zoning for an elementary school expansion	Approved by BCC	September 2016
UC-041-65	Elementary School	Approved by BCC	November 1965

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 to 18 du/ac)	R-3	Townhouses
East	Residential Suburban (up to 8 du/ac)	R-1	Single family residences
West	Residential Suburban (up to 8 du/ac), Residential Urban Center (18 to 32 du/ac), & Commercial General	R-1, R-4 & C-2	Single family residences, an apartment complex and a parking lot
South	Residential Suburban (up to 8 du/ac) & Commercial General	R-1 & C-2	Single family residences & pool supply store

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff finds that the proposed animated wall sign should have no negative impacts on the surrounding area. The location of the sign will be facing Glenhurst Drive; however, the sign will be utilized during daylight hours for school related messages. Therefore, staff can support this request for signage in conjunction with an existing elementary school.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT - FACILITIES

CONTACT: CCSD - REAL PROPERTY MANAGEMENT, 1180 MILITARY TRIBUTE PLACE, HENDERSON, NV 89074

CANNABIS ESTABLISHMENT
(TITLE 30)

SAMMY DAVIS JR. DR/CIRCUS CIRCUS DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400152 (UC-0909-17)-2975 SAMMY DAVIS JR. DRIVE, LLC:

USE PERMIT SECOND EXTENSION OF TIME for a cannabis establishment (retail cannabis store).

DESIGN REVIEW exterior/interior modifications to an existing retail building on 0.9 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Sammy Davis Jr. Drive, 1,000 feet south of Circus Circus Drive within Winchester. TS/jvm/jo (For possible action)

RELATED INFORMATION:

APN:

162-09-302-007

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2975 Sammy Davis Jr Drive
- Site Acreage: 0.9
- Project Type: Cannabis retail store
- Number of Stories: 1
- Building Height: Up to 27 feet, 8 inches
- Square Feet: 9,454 (previously approved for 8,357)
- Parking Required/Provided: 39/42

Site Plan, Floor Plan, & History

The originally approved plans via UC-0909-17 depict a 6,940 square foot retail cannabis store within an existing 9,454 square foot building. Original plans for the store showed only 6,940 square feet of retail space with the remaining area of the building not a part of the use. Revised plans were subsequently accepted to increase the area to 8,357 square feet. Now, with this request, the applicant is proposing to expand the store to occupy the entire 9,454 square foot building. The store consists of a lobby, check-in area, retail area, vault, offices, storage, breakroom, restrooms, and with this expansion, product storage and an area for curbside pick-up.

Access to the site is from Sammy Davis Jr. Drive and unlike the original request, the site will have shared access with the adjacent parcel to the south. A trash enclosure is located on the western portion of the site and now faces north.

Landscaping

There is an existing landscape area with an attached sidewalk adjacent to Sammy Davis Jr. Drive. No additional landscaping was proposed or required as a part of this request.

Elevations

The plans have been revised to depict a 22 foot 6 inch building with 2 decorative elements at the front entrance on the south elevation, which are 27 feet 8 inches tall. The proposed exterior finishes for the south and east elevations include a black decorative metal facade. The decorative columns have wood paneling, as well as a wood trim along the top of the building and a geometric pattern overlay on a smooth finish stucco wall. No changes are proposed to the north and west elevations.

Previous Conditions of Approval

Listed below are the approved conditions for ET-19-400113 (UC-0909-17):

Current Planning

- A valid Clark County business license must be issued for this establishment no later than December 6, 2021 or the application will expire.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for UC-0909-17:

Current Planning

- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation

of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; that upon approval of use permit, CCWRD requires submittal of a summary of the body work and paint process for engineering review and pretreatment evaluation for any disposal other than domestic waste to the public sewer system; to follow current CCWRD Pretreatment Resolutions and any applicable portions of 40 CFR for any waters that may enter the sanitary sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they believe that this is still an excellent location for this use and that the recently approved revisions improve the appearance of the building.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900548	Exterior and interior modifications to a previously approved retail cannabis store	Approved by ZA	September 2021
ET-19-400113 (UC-0909-17)	First extension of time for a retail cannabis store	Approved by BCC	November 2019
UC-0909-17	Cannabis establishment (retail cannabis store)	Approved by BCC	September 2017
UC-1084-08	Transitional living facility for released offenders within an existing building - expired	Approved by BCC	December 2008
ZC-0436-07	Reclassified the subject site from U-V to C-2 zoning for a 512 room hotel	Approved by BCC	June 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	M-1	General commercial uses
South	Commercial General	M-1	Adult use (Sapphire)
East	Commercial Tourist	H-1	Resort hotel
West	City of Las Vegas	M	Industrial uses

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property.

Using the criteria set forth in Title 30, the applicant has made little progress since approval of the original application. The applicant has applied for building permits in 2019 which are now expired and in April 2021 which are still under review. Additionally, a Clark County Business License has not been issued for the establishment which cannot be done until the construction of the facility and any associated improvements as shown on the approved plan are completed and all other state and local regulations are met. Lastly, since approval of the last extension of time in 2019, the Nevada Revised Statutes (NRS) and Title 30 have changed and now include a restriction on locating establishments which states an establishment "shall not be located within the Las Vegas Boulevard Gaming Corridor or within 1,500 feet of a nonrestricted gaming property as measured from the front door of the establishment to the nearest property line." This provision of Title 30 cannot be waived or varied. Staff finds the establishment no longer meets the required separations and therefore recommends denial of the 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Until September 28, 2023 to obtain a valid Clark County business license for this establishment or this application will expire.
- Applicant is advised that that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CPCM HOLDINGS, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 STE 577, LAS VEGAS, NV 89134

DRAFT

11/17/21 BCC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

WILBUR CLARK DI EAST RD/LAS VEGAS BLVD S

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0575-TISHMAR, LLC:

USE PERMIT to allow an accessory structure prior to the construction of a principal structure.
DESIGN REVIEW for an accessory structure on a portion of 16.2 acres in an H-1 (Limited Resort and Apartment) Zone.

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

RELATED INFORMATION:

APN:

162-09-403-004 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 16.2 (portion)
- Project Type: Accessory structure
- Number of Stories: 1
- Accessory Structure Height (feet): 51
- Square Feet (structure area): 3,249

Site & Landscape Plans

The plans depict a proposed accessory structure located behind a landscape area at the northeast corner of the project site, immediately adjacent to Wilbur Clark DI East Road and Las Vegas Boulevard South consisting of trees, shrubs, and groundcover. The landscape plans for this portion of the project site, WS-21-0465, will appear before the Board of County Commissioners for final action. The accessory structure is set back 60 feet from the north property line, adjacent to Wilbur Clark DI East Road and 45 feet from the east property line along Las Vegas Boulevard South. The structure is set back 139 feet from the intersection of Wilbur Clark DI East Road and Las Vegas Boulevard South, as measured from a 45 degree angle. The structure will be located behind a landscape berm area with a 6 foot high landscape hedge screen, and directly in front of large, potted palm trees.

Elevations

The structure measures 51 feet in height with an overall area of 3,249 square feet. The structure depicts the logo "Wynn", oriented towards the intersection of Wilbur Clark DI East Road and Las Vegas Boulevard South. The structure will consist of brown aluminum can letters with LED bulbs to emulate the existing lighted "Wynn" logo at the top of the Wynn Las Vegas Hotel tower.

Applicant's Justification

The applicant states the structure will provide an additional enhancement to the proposed landscape upgrades associated with WS-21-0465. The structure will not include any commercial messages and will be a visual enhancement to the Clark County business and tourism community.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0465	Landscape improvements and increased finished grade	Approved by BCC	October 2021
AR-19-400154 (UC-18-0784)	First application to review a temporary parking lot - expired	Approved by BCC	January 2020
UC-18-0784	Temporary parking lot and waived landscaping along right-of-way, including Fashion Show Drive - expired	Approved by BCC	November 2018
UC-18-0592	Temporary parking lot on an adjacent parcel to the west - expired	Approved by BCC	September 2018
ET-18-400113 (UC-0045-16)	First extension of time to commence the expansion of the Gaming Enterprise District	Approved by BCC	June 2018
ET-18-400092 (UC-0492-15)	First extension of time to commence a high impact project/resort hotel (Alon)	Approved by BCC	June 2018
AG-0744-16	Performance Agreement and Decommissioning Plan	Accepted by BCC	October 2016
UC-0045-16	Expansion of the Gaming Enterprise District	Approved by BCC	April 2016
UC-0492-15	High impact project/resort hotel (Alon)	Approved by BCC	October 2015
UC-0491-15	Offices within an existing modular building	Approved by BCC	September 2015
UC-0013-12	Temporary offices within an existing modular building - expired	Approved by BCC	March 2012
UC-0471-11	Art gallery with retail sales and an outdoor display area - expired	Approved by PC	November 2011
WS-0301-10	Reduced setbacks for a temporary fence and increased fence height in conjunction with an approved resort hotel - expired	Approved by BCC	August 2010
UC-1378-07	Resort hotel (The Plaza) - expired	Approved by BCC	March 2008

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0944-06	Modular building for a temporary sales center in conjunction with Trump Tower	Approved by PC	August 2006
UC-1476-04	Temporary sales center in conjunction with Trump Tower - expired	Approved by BCC	September 2004
WS-1084-04	Application for a temporary off-site parking lot for the Venetian Resort Hotel - expired	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Resorts World Resort Hotel
South	Commercial Tourist	H-1	Undeveloped
East	Commercial Tourist	H-1	Wynn & Encore Resort Hotels
West	Commercial General & Commercial Tourist	H-1 & M-1	Commercial developments, Trump Hotel, & parking lot

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

Use Permit & Design Review

Staff finds the proposed accessory structure will have minimal to no impact on the surrounding land uses and properties. The accessory structure will complement the future landscape improvements, if approved, on the project site and will improve the aesthetics of the streetscape and the Resort Corridor. Therefore, staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WYNN DESIGN AND DEVELOPMENT

CONTACT: WYNN DESIGN AND DEVELOPMENT, 734 PILOT ROAD, LAS VEGAS, NV
89119

SIGNAGE
(TITLE 30)

CONVENTION CENTER DR/CHANNEL 8 DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400150 (WS-19-0618)-CONCORD PRIME, LLC & VEGASSTARR, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for increased wall sign area.

DESIGN REVIEW for wall signage in conjunction with an office building on 3.3 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/bb/jo (For possible action)

RELATED INFORMATION:

APN:

162-09-805-017

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Increase wall sign area on the north elevation to 21,462 square feet where a maximum of 1,176 square feet is allowed per Table 30.72-1 (a 1,725% increase).
- b. Increase the wall sign area on the east elevation to 16,352 square feet where a maximum of 896 square feet is allowed per Table 30.72-1 (a 1,725 % increase).
- c. Increase the wall sign area on the west elevation to 16,352 square feet where a maximum of 896 square feet is allowed per Table 30.72-1 (a 1,725% increase).
- d. Increase the wall sign area on the east parking garage elevation to 23,000 square feet where a maximum of 1,840 square feet is allowed per Table 30.72-1 (a 1,150% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 101 Convention Center Drive
- Site Acreage: 3.3
- Project Type: Wall signage
- Square Feet: 77,112 (total signage area)

Site Plan

The plan depicts a 3.3 acre parcel with an existing 11 story building and plaza building with a parking garage at the southeast corner of Convention Center Drive and Channel 8 Drive. The property has 2 driveways, including the half circle driveway off of Convention Center Drive. The parking garage is accessed from Channel 8 Drive.

Landscaping

The property has existing landscaping.

Signage Elevations

The plans show proposed wall signage consisting of 77,112 square foot building vinyl wraps located on the west, east, and north office building elevations, and on the east elevation of the existing parking garage.

Previous Conditions of Approval

Listed below are the approved conditions for WS-19-0618:

Current Planning

- 2 years to commence and review as a public hearing;
- Applicant to file a temporary use application for each signage event;
- Advertising limited to on-premises events;
- Maximum duration of signs to correspond with the event advertised, which shall be no longer than 14 days with a maximum of 10 events per year;
- Signs to be removed promptly after each event ends.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Signage

Signage is not a part of this request.

Applicant's Justification

Shortly after the approval of WS-19-0618 in late 2019, COVID-19 struck and disrupted many of the planned convention activities and associated on-premise events that were or would have been planned. Convention business is just now slowly returning and the first anticipated full capacity convention is scheduled for January 2022. The applicant is requesting to have the opportunity to utilize the proposed sign waiver approvals with the 2 year extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0618	Increased wall sign area	Approved by PC	October 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0441	Banquet and convention facility	Approved by PC	August 2018
UC-0322-10	Increased height of a communication antenna	Approved by PC	September 2010
VC-1144-98	Reduced setback for a freestanding sign	Approved by PC	August 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1 & P-F	Shopping center, long term/short term lodging, commercial buildings, & Convention Center expansion
South	Commercial Tourist	H-1	Broadcast facility & multiple family residential
East	Commercial Tourist	H-1	Undeveloped/approved hotel (The Majestic)
West	Commercial Tourist	H-1	Hotel (Royal Resort)

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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

Being that the COVID-19 pandemic completely shut down the convention industry, the use of the signage could not commence. Staff can support the extension of time.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until October 1, 2023 to commence and review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ELITE MEDIA., INC

CONTACT: ELITE MEDIA., INC, 145 BRIGHTMOOR CT, HENDERSON, NV 89074

VEHICLE WASH/VEHICLE MAINTENANCE/
RESTAURANT
(TITLE 30)

DECATUR BLVD/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0597-TRANS-AERO LAND & DEVELOPMENT:

USE PERMIT to allow a service bay door for a vehicle (automobile) wash to face a street.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping; **2)** reduce the side street (corner) setback for a proposed trash enclosure and vacuums; and **3)** eliminate the required loading space.

DESIGN REVIEWS for the following: **1)** vehicle wash; **2)** restaurant; **3)** outside dining and drinking; and **4)** vehicle maintenance (smog check) in conjunction with an existing convenience store and gasoline station on 1.0 acre in a C-2 (General Commercial) Zone.

Generally located on the east side of Decatur Boulevard and the north side of Desert Inn Road within Winchester. JJ/md/jo (For possible action)

RELATED INFORMATION:

APN:

162-07-401-011

USE PERMIT:

1. Allow a service bay door for a vehicle (automobile) wash to face a street (Decatur Boulevard) where no service bay door shall face a street unless screened with landscaping or a building per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking lot landscaping where required per Figure 30.64-14.
2.
 - a. Reduce the side street (corner) setback for a proposed trash enclosure to 7 feet where a minimum of 10 feet is required per Table 30.40-4 and Section 30.56.040 (a 30% reduction).
 - b. Reduce the side street (corner) setback for vacuum stations to 3 feet where a minimum of 10 feet is required per Table 30.40-4 and Section 30.56.040 (a 70% reduction).
3. Eliminate the required loading space where 1 loading space is required per Table 30.60-6 (a 100% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3280 S. Decatur Blvd
- Site Acreage: 1
- Project Type: Vehicle wash, vehicle maintenance (smog check), and restaurant
- Number of Stories: 1
- Building Height (feet): Up to 23 (existing and proposed)/11 (smog check)
- Square Feet: 3,550 (existing convenience store)/700 (restaurant)/150 (outside dining area)/1,417 (vehicle wash)/80 (vehicle maintenance – smog check)
- Parking Required/Provided: 27/29

Site Plans

The plans depict an existing convenience store with gasoline station (fuel canopy) located at the northeast corner of Decatur Boulevard and Desert Inn Road. The convenience store is set back as follows: 1) 155 feet from the west property line, adjacent to Decatur Boulevard; 2) 8 feet from the north property line of the pad site; and 3) 6 feet from the east property line of the pad site. The fuel canopy is set back as follows: 1) 30 feet from the west and south property lines, adjacent to Decatur Boulevard and Desert Inn Road, respectively; 2) 55 feet from the north property line; and 3) 105 feet from the east property line. A restaurant and vehicle wash addition are proposed immediately to the south of the existing convenience store. The restaurant and vehicle wash are set back a minimum of 180 feet from the west property line along Decatur Boulevard. A proposed outside dining area is located immediately to the west of the restaurant. Both the restaurant and vehicle wash have a 6 foot setback from the east property line. The vehicle wash is set back a minimum of 40 feet from the south property line adjacent to Desert Inn Road. The service bay door associated with the vehicle wash is oriented to Decatur Boulevard, and is partially screened from the right-of-way; thereby, necessitating a waiver of development standards. Vehicles enter the wash bay through the west side of the building and exit the wash bay through the east side, where cross-access is provided along the east property line to the adjacent commercial development. Two spaces for the queuing of automobiles entering the vehicle wash are located underneath the fueling canopy. A smog check structure is located at the northwest corner of the project site. A proposed trash enclosure is located at the southeast corner of the site, with a minimum setback of 7 feet from the south property line (Desert Inn Road). Three vacuum stations are located within the existing street landscape area along Desert Inn Road, and set back 3 feet from the south property line. The locations for the trash enclosure and vacuum stations require a waiver of development standards to reduce the side street (corner) setback from the right-of-way. Access to the project site is granted via an existing 40 foot wide commercial driveway along Desert Inn Road. The existing and proposed development requires a total of 27 parking spaces where 29 spaces are provided. Cross access is provided to the existing commercial development located to the north and east of the project site. A waiver of development standards is also required to eliminate the loading space for the proposed restaurant.

Landscaping

The plans depict an existing 6 foot wide landscape area located behind an existing 5 foot wide attached sidewalk adjacent to Decatur Boulevard and Desert Inn Road. Medium, twenty-four inch box trees will be planted 20 feet on center within the street landscape area adjacent to Decatur Boulevard and Desert Inn Road. Two landscape finger islands will be planted on the north and south sides of the entrance to the vehicle wash; however, a waiver of development standards is necessary to reduce the required number of landscape finger islands within the interior of the parking lot.

Elevations

The plans depict a proposed restaurant and vehicle wash addition to an existing convenience store with a height ranging from 18 feet to 23 feet to the top of the parapet wall. An aluminum storefront window system is featured on the west elevation of the restaurant. Contrasting building materials including tile veneer and stucco with a consistent color scheme are visible along Desert Inn Road and Decatur Boulevard. A concrete tile roof is proposed over the vehicle wash, matching the roof material of the convenience store. Immediately to the west of the vehicle wash entrance is a metal canopy measuring 9 feet in height. All rooftop mounted equipment will be screened by parapet walls. The smog check building measures 11 feet in height and consists of tile veneer and stucco to match the existing convenience store and proposed additions. The 3 vacuum stations, as proposed within the landscape area along Desert Inn Road, measure 11.5 feet in height (metal pole). The vacuum equipment, consisting of a vacuum hose and trash receptacle, are affixed to the metal pole.

Floor Plans

The plans depict an existing convenience store measuring 3,550 square feet in area. The restaurant consists of 700 square feet and features an open floor plan that will be modified when a final tenant is selected. The vehicle wash area and equipment room areas measure 1,109 and 308 square feet, respectively, with an overall area of 1,417 square feet. The smog check measures 80 square feet in area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the service bay door associated with the vehicle wash is set back away from the street and is partially screened by the existing fuel canopies and proposed trees. The applicant proposes to add landscape finger islands in front of the vehicle wash bay to mitigate the reduction to the parking lot landscaping. The proposed trees within the street landscape area, adjacent to Desert Inn Road, will help mitigate the reduced setback for the trash enclosure and vacuums. The proposed expansion to the convenience store, including the smog check, will create employment opportunities for the area.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1078-97	Convenience store with gasoline station	Approved by BCC	August 1997
ZC-0213-90	Reclassified the project site to C-2 zoning	Approved by BCC	September 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Commercial General	C-2	Shopping center
South	Commercial General	C-1 & C-2	Retail buildings
West	Residential High (8 du/ac to 18 du/ac)	R-3	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current 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 Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The service bay door associated with the vehicle wash is set back 180 feet from Decatur Boulevard, in addition to being partially screened by the proposed street landscaping along the right-of-way. Staff finds the proposed request should have minimal to no impact on the surrounding land uses and properties; therefore, recommends approval.

Waivers of Development Standards

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

Waiver of Development Standards #1

The intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site, enhance environmental conditions by providing shade and reducing storm water run-off, and to provide buffer areas between land uses of varying intensity. The request to waive the required landscaping is a self-imposed burden; therefore, staff cannot support this request.

Waiver of Development Standards #2

Staff cannot support the request to reduce the side street setback for the proposed trash enclosure located along Desert Inn Road. Staff finds there are alternative locations where the trash enclosure can be constructed within the interior of the project site where it will not be immediately visible from the right-of-way. The location of the trash enclosure is a self-imposed hardship; therefore, staff cannot support this request.

Waiver of Development Standards #3

Staff finds there is adequate parking located immediately adjacent to the convenience store for delivery vehicles to utilize when resupplying the restaurant. Eliminating the required loading space should have no impact on the operations of the convenience store and restaurant, or the surrounding land uses; therefore, staff recommends approval.

Design Reviews #1 through #4

The proposed restaurant and vehicle wash addition to the existing convenience store features varying rooflines up to 23 feet in height, contrasting building materials including tile veneer and stucco with a consistent color scheme, which are visible along Desert Inn Road and Decatur Boulevard. The proposed additions comply with Commercial Policy 78, which encourages design variations to a building's mass including varying rooflines and building height, and to eliminate blank building elevations along public rights-of-way and areas visible to the general public. The layout of the proposed vehicle wash drive-thru lane is functional and provides immediate cross-access to the adjacent commercial site upon vehicles exiting the wash bay. Staff finds the building additions to the site, including the smog check, are consistent and compatible with the commercial uses in the surrounding area; therefore, staff recommends approval.

Staff Recommendation

Approval of use permit #1, waiver of development standards #3, and the design reviews; denial of waivers of development standards #1 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Traffic study and compliance.

Building Department - Fire Prevention

- 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.

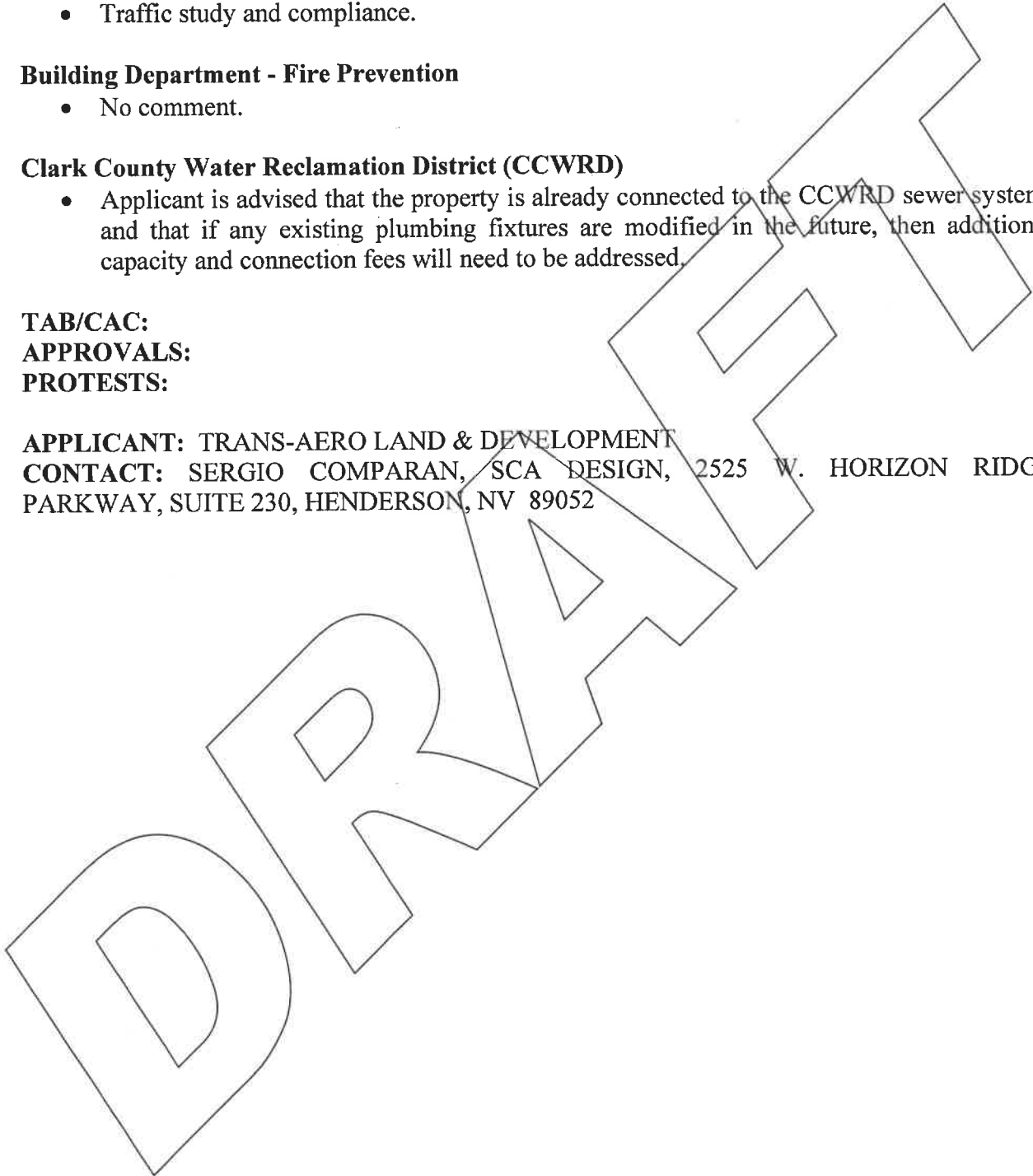
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TRANS-AERO LAND & DEVELOPMENT

CONTACT: SERGIO COMPARAN, SCA DESIGN, 2525 W. HORIZON RIDGE
PARKWAY, SUITE 230, HENDERSON, NV 89052



APR 21-10/232



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-21-0543</u> DATE FILED: <u>9/22/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>10/26/21</u> PC MEETING DATE: <u>11/16/21</u> BCC MEETING DATE: _____ FEE: <u>0</u>
	PROPERTY OWNER NAME: <u>School Board of Trustees</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Clark County School District - Jeff Wagner</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-799-5214</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Lucia Gonzalez - CCSD Real Property Management</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-799-5214 ext. 5419</u> CELL: <u>702-343-0926</u> E-MAIL: <u>Gonzal13@nv.ccsd.net</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-07-401-009

PROPERTY ADDRESS and/or CROSS STREETS: 3223 S. Glenhurst Drive, Las Vegas, NV 89121

PROJECT DESCRIPTION: Install a new LED, wall-mounted Sign, with Animation, at Will Beckley Elementary School

(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.

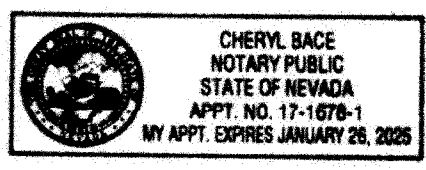
Jeff Wagner
Property Owner (Signature)*

JEFF WAGNER
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 1, 2021 (DATE)

By Jeff Wagner
NOTARY PUBLIC: Cheryl Bace



*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.

PLANNER
COPY

DR-21-0543

September 16, 2021

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

RE: Design Review Justification Letter (*Revised*)
Will Beckley Elementary School – *Animated* Wall Sign

Please consider this letter a request by the Clark County School District (District) for approval of a design review application for the installation of an *Animated* Wall Sign at Will Beckley Elementary School (School) located at 3223 S. Glenhurst Drive, Las Vegas, NV 89121; Assessor's Parcel Number: 161-07-401-009. The parcel is zoned P-F (Public Facility).

The proposed *animated* wall sign is four feet by eight feet (4'-0" x 8'-0") or 32 square feet. The sign faces east and will be animated with minimum 2.5 second message displays followed by a break in message as required by the Clark County Development Code (Title 30). The new sign will be used to identify the School and convey School related information to parents during daytime hours, as defined in Title 30.

Based on the above information, the District respectfully requests approval of the design review. Please do not hesitate to contact Lucia Gonzalez at 702-799-5214 extension 5419 with any questions.

Cordially,



Chris Dingell, Coordinator IV
CCSD Real Property Management

Cc: Glenn Manansala, CCSD Contract Specialist
File



CANNABIS ESTABLISHMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		STAFF	APP. NUMBER: <u>ET21-400/52</u>	DATE FILED: <u>9/30/2021</u>
<input type="checkbox"/> USE PERMIT (UC) <input checked="" type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-0909-17 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION FOR REVIEW (AR) (ORIGINAL APPLICATION #)			PLANNER ASSIGNED: <u>LMN</u>	TAB/CAC DATE: <u>10/26/2021</u>
CANNABIS ESTABLISHMENT		PROPERTY OWNER	TAB/CAC: <u>WINCHESTER</u>	
<input type="checkbox"/> CULTIVATION FACILITY <input type="checkbox"/> DISPENSARY <input type="checkbox"/> DISTRIBUTOR <input type="checkbox"/> INDEPENDENT TESTING LABORATORY <input type="checkbox"/> PRODUCTION FACILITY <input checked="" type="checkbox"/> RETAIL CANNABIS STORE			PC MEETING DATE: _____	
			BCC MEETING DATE: <u>11/17/2021</u>	
			FEE: <u>\$ 2675</u>	
			NAME: <u>2975 Sammy Davis Jr. Drive LLC</u>	
			ADDRESS: <u>1803 Pontius Avenue</u>	
			CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90025</u>	
			TELEPHONE: _____ CELL: _____	
			E-MAIL: _____	

APPLICANT	NAME: <u>CPCM Holdings, LLC</u>
	ADDRESS: <u>P.O. Box 777547</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89077</u>
	TELEPHONE: <u>702-443-4940</u> CELL: _____
	E-MAIL: <u>DBrown@LDALV</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>LAS Consulting-Lucy Stewart</u>
	ADDRESS: <u>1930 Village Center Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>702-499-6469</u> CELL: _____
	E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>

ASSESSOR'S PARCEL NUMBER(S): 162-09-302-007

PROPERTY ADDRESS and/or CROSS STREETS: 2975 Sammy Davis Jr Drive

PROJECT DESCRIPTION: Administrative design review for the exterior of the building & extension of time for SUP

(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.

Brett Talla
Property Owner (Signature)*

Brett Talla
Property Owner (Print)

STATE OF _____ COUNTY OF _____ see attached

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____
NOTARY PUBLIC: _____

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

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 8th
day of July, 2021, by Brett Talla

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



(Seal)

Signature

A handwritten signature in black ink, appearing to be "Brett Talla", written over a horizontal line.

ET 21-400152

LAS Consulting
1930 Village Center Circle 3
#577 Las Vegas, NV. 89134
(702) 499-6469-cell
(702) 946-0857

September 16, 2021

Ms. Lorna Phegley, Senior Planner
Current Planning, Comprehensive Planning
500 Grand Central Pkwy, 1st floor
Las Vegas, NV 89155

RE: Justification Letter-Administrative Design Review-ADR 21-100951&2nd Extension of Time

Dear Ms. Phegley:

Please accept this letter as our request for an administrative design review and second extension of time for an establishment (retail marijuana store). A Special Use Permit and Design Review for a marijuana establishment (retail marijuana store) was approved and an extension of time was approved for the above referenced property, ET-19-400113 (UC-0909-17). When the application was originally submitted, the application showed the dispensary as 6940 square feet with the remainder of the building (2514 square feet) as a future tenant. However, in November of 2017, they submitted a revised plan, showing the dispensary as 8357 square feet and 1097 square feet for future tenants, and the use permit was approved in December of 2017. It doesn't appear to have been changed in the staff report, however the plan was submitted and, in the file, when it was approved.

There is an existing building that was built in 1968 that was approved for an interior and exterior remodel to accommodate the new dispensary. The applicant is requesting an administrative design review to change the exterior of the site, they are currently submitted for building permits. The appearance of the building is different from the approved design review, therefore necessitating an

administrative design review. Also, the trash enclosure is oriented to face the north where previously it faced southeast on the approved site plan. The parking along the east face of the building is now handicap where it was standard parking before. Included in the plans are color elevations indication the appearance and also the lighting on the building. The lighting meets title 30- there is no up lighting nor overspill on adjacent properties. The tallest point of the building is 27'8".

There are 38 parking spaces required and 49 parking spaces provided on the site. The building is being remodeled and this request is for the exterior changes. The Landscaping materials will match those shown on plans for UC-0909-17 and the northerly driveway is an entrance only drive as previously approved (UC-0909-17).

Request

- One year requested for the second extension of time (UC-0909-17).
- Interior remodel of building and expansion into the entire building.

We believe this to be an excellent location, the revisions improve the appearance of the building, and respectfully request your approval. Thank you for your consideration in this matter.

Yours truly,

Lucy Stewart



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-21-0575</u> DATE FILED: <u>9/29/21</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>WENCHESTER</u> TAB/CAC DATE: <u>10/26/21 @ 6:00 P.M.</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>11/17/21 @ 9:00 A.M.</u> FEE: <u>\$1,350.00</u>
	PROPERTY OWNER NAME: <u>West Wynn, LLC c/o Wynn Las Vegas</u> ADDRESS: <u>3131 Las Vegas Boulevard South</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>702-770-5110</u> CELL: <u>702-340-5698</u> E-MAIL: <u>dbutler@wynndevelopment.com</u>
	APPLICANT NAME: <u>Wynn Design and Development</u> ADDRESS: <u>734 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-770-5110</u> CELL: <u>702-340-5698</u> E-MAIL: <u>dbutler@wynndevelopment.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>DeRuyter Butler</u> ADDRESS: <u>734 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-770-5110</u> CELL: <u>702-340-5698</u> E-MAIL: <u>dbutler@wynndevelopment.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-09-403-004

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd. & W. Genting Blvd.

PROJECT DESCRIPTION: Provide a lighted "Wynn" sign at the corner of Las Vegas Blvd. & W. Genting Blvd. which shall be constructed of brown aluminum can letters with internal LED lighting. The top of the sign shall be approximately 51'-0" above finish grade and the sign itself shall measure approximately 85'-0" long and 39'-0" high at it's tallest point

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

Thomas Reich
Property Owner (Signature)*

Thomas J. Reich, Assistant Secretary
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 11, 2021 (DATE)

By Thomas Reich
NOTARY PUBLIC: Dayna Crumley



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



DeRuyter O. Butler, AIA
Executive Vice President of Architecture
direct dial: (702) 770-5110
fax: (702) 770-5006

September 10, 2021

CLARK COUNTY PLANNING COMMISSION
500 S. Grand Central Pkwy
P.O. Box 551744
Las Vegas, NV 89155

CC-21-0575

Attn: Staff

PLANNER
COPY

RE: **West Wynn Corner Sign Addition – Justification Letter**
Project no. 135-21-003

Clark County Planning Commission:

As you are aware, there is an existing vacant parcel southwest of the intersection of W. Genting Blvd. and Las Vegas Blvd.

The scope of this project is to add an internally illuminated "Wynn" logo sign at the corner of Las Vegas Blvd. and W. Genting Blvd. facing the intersection. The sign shall be constructed of brown aluminum can letters with LED bulbs to emulate the existing lighted "Wynn" sign at the top of the Wynn Las Vegas hotel tower. The sign shall provide an additional enhancement to the proposed landscape upgrades for this corner location, which were separately and recently submitted under application WS-21-0465.

We are hereby requesting favorable consideration for this Design Review Application for the Use Permit for Accessory Structure Prior to Principal Structure. We would like to include the notes below in our request for Design Review:

- Internally illuminated sign to be installed within separately proposed landscape and streetscape improvements along Las Vegas Boulevard South and W. Genting Boulevard
- The sign will not include any commercial messages

We believe this project will be very well received as a visual enhancement to the Las Vegas business and tourism community and hereby request approval from the Clark County Planning Commission.

Sincerely,

A handwritten signature in black ink, appearing to read "DeRuyter O. Butler", written over a horizontal line.

DeRuyter O. Butler, AIA
Executive Vice President of Architecture
Wynn Design and Development

Cc: Dana Cooper
Files



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-21-0597</u> DATE FILED: <u>10/11/21</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>WINCHESTER</u> TAB/CAC DATE: <u>11/9/21</u> PC MEETING DATE: <u>12/7/21 @ 7:00 P.M.</u> @ 6:00 P.M. BCC MEETING DATE: <u>-</u> FEE: <u>\$1,825.⁰⁰</u>
	PROPERTY OWNER NAME: <u>Trans-Aero Land & Development</u> ADDRESS: <u>4560 S Decatur Blvd #202</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-947-7100</u> CELL: <u>702-526-8107</u> E-MAIL: <u>Tbuckley@Buckeye.lv.com</u>
	APPLICANT NAME: <u>Same as property owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Sergio Comparan</u> ADDRESS: <u>2525 W. Horizon Ridge Parkway, Suite 230</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-719-2020</u> CELL: _____ E-MAIL: <u>sergio@scadesign.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-07-401-011

PROPERTY ADDRESS and/or CROSS STREETS: 3280 S. Decatur Blvd.

PROJECT DESCRIPTION: Car Wash Addition

(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.

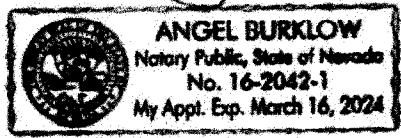
Bryan Buckley
Property Owner (Signature)*

Bryan Buckley
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 7, 2021 (DATE)

By Bryan Buckley
NOTARY PUBLIC: Angel Burklow



*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.



2525 W. Horizon Ridge Parkway, Suite 230,
Henderson, NV 89052
Tel.: (702) 719-2020 Fax: (702) 269-9673
Gary L. Carlson, Architect (License No. 1859)
Sheldon Colen, Architect (License No. 7701)

September 8, 2021

Clark County
Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89155

UC-01-0597

PLANNER
COPY

RE: Justification Letter for proposed C-Store with Gas Station Expansion & Smog Check Station at 3280 S. Decatur Blvd.

Please accept this letter as justification for a Special Use Permit for the proposed expansion of an existing c-store to include a car wash and restaurant. A Conditional Use Permit for the proposed construction of smog check station located at 3280 S. Decatur Blvd. (APN: 162-07-401-011) currently zoned as General Commercial (C-2). Through this design review, on behalf of our client we respectfully request for your approval of the following waivers of development standards:

- USE PERMIT
- 1) Request ~~Waiver of Development Standards~~ for Vehicle Wash Special Use in C-2 #2, to allow for a service bay door to face the street. To help mitigate this request, the service bay door is setback away from the street and is partially screened by the existing fuel canopy and proposed trees.
 - 2) Request Waiver of Development Standards 30.64-14(C) for landscape fingers to be installed at every 10 parking spaces where it is required to be at every 6 parking spaces. To help mitigate this request, we are adding a landscape area in front of the car wash addition.
 - 3) Request Waiver of Development Standards to allow for an accessory structure to have less than the required 10 foot setback from ROW. We request for the trash enclosure to have a setback of 7'-7", and the vacuum stations to have a setback of 3'-4". To help mitigate this request, we propose to install large canopy trees along the existing landscape buffer which will help screen the vacuums.

The proposed building expansion will be 2,147 sq. ft. and stand 23'-0" high. The smog check station will be 80 sq. ft. and stand 11'-0" high. The design intent, color scheme, and finishes are to harmoniously blend with the existing developments in the surrounding area. The site is accessible from W. Desert Inn Rd. via an existing driveway, as well as ADA compliant pedestrian walkway.

Where 26 parking spaces are required, 29 spaces are provided including 1 car accessible and 1 van accessible spaces. Landscape is being provided in the form of terminal islands. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list. There is one proposed trash enclosure. The trash enclosure will have 6-foot-high splitface CMU walls. An open lattice cover over the trash enclosure will be provided which consists of tube steel beams and columns.

We feel that the c-store expansion and smog check station, will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind we respectfully ask for your approval recommendation for this project.

Thank you,

Sergio A. Comparan
SCA Design

**PLANNER
COPY**



CANNABIS ESTABLISHMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> USE PERMIT (UC) <input checked="" type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-0909-17 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION FOR REVIEW (AR) (ORIGINAL APPLICATION #) CANNABIS ESTABLISHMENT <input type="checkbox"/> CULTIVATION FACILITY <input type="checkbox"/> DISPENSARY <input type="checkbox"/> DISTRIBUTOR <input type="checkbox"/> INDEPENDENT TESTING LABORATORY <input type="checkbox"/> PRODUCTION FACILITY <input checked="" type="checkbox"/> RETAIL CANNABIS STORE	STAFF	APP. NUMBER: <u>ET21-400152</u> DATE FILED: <u>9/20/2021</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>WINCHESTER</u> TAB/CAC DATE: <u>10/20/2021</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/17/2021</u> FEE: <u>\$ 2075</u>
		PROPERTY OWNER

APPLICANT	NAME: <u>CPCM Holdings, LLC</u> ADDRESS: <u>P.O. Box 777547</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89077</u> TELEPHONE: <u>702-443-4940</u> CELL: _____ E-MAIL: <u>DBrown@LDALV</u> REF CONTACT ID #: _____
------------------	---

CORRESPONDENT	NAME: <u>LAS Consulting-Lucy Stewart</u> ADDRESS: <u>1930 Village Center Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-499-6469</u> CELL: _____ E-MAIL: <u>stowplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>
----------------------	---

ASSESSOR'S PARCEL NUMBER(S): 162-09-302-007

PROPERTY ADDRESS and/or CROSS STREETS: 2975 Sammy Davis Jr Drive

PROJECT DESCRIPTION: Administrative design review for the exterior of the building & extension of time for SUP

(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.

Brett Talla
Property Owner (Signature)*

Brett Talla
Property Owner (Print)

STATE OF _____
COUNTY OF _____

see attached

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

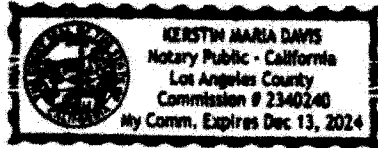
By _____
NOTARY PUBLIC: _____

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

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 8th
day of July, 2021, by Brett Talla

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



(Seal)

Signature

A handwritten signature in black ink, appearing to be 'Brett Talla', written over a horizontal line.

ET 21-400152

LAS Consulting
1930 Village Center Circle 3
#577 Las Vegas, NV. 89134
(702) 499-6469-cell
(702) 946-0857

September 16, 2021

Ms. Lorna Phegley, Senior Planner
Current Planning, Comprehensive Planning
500 Grand Central Pkwy, 1st floor
Las Vegas, NV 89155

RE: Justification Letter-Administrative Design Review-ADR 21-100951& 2nd Extension of Time

Dear Ms. Phegley:

Please accept this letter as our request for an administrative design review and second extension of time for an establishment (retail marijuana store). A Special Use Permit and Design Review for a marijuana establishment (retail marijuana store) was approved and an extension of time was approved for the above referenced property, ET-19-400113 (UC-0909-17). When the application was originally submitted, the application showed the dispensary as 6940 square feet with the remainder of the building (2514 square feet) as a future tenant. However, in November of 2017, they submitted a revised plan, showing the dispensary as 8357 square feet and 1097 square feet for future tenants, and the use permit was approved in December of 2017. It doesn't appear to have been changed in the staff report, however the plan was submitted and, in the file, when it was approved.

There is an existing building that was built in 1968 that was approved for an interior and exterior remodel to accommodate the new dispensary. The applicant is requesting an administrative design review to change the exterior of the site, they are currently submitted for building permits. The appearance of the building is different from the approved design review, therefore necessitating an

administrative design review. Also, the trash enclosure is oriented to face the north where previously it faced southeast on the approved site plan. The parking along the east face of the building is now handicap where it was standard parking before. Included in the plans are color elevations indication the appearance and also the lighting on the building. The lighting meets title 30- there is no up lighting nor overspill on adjacent properties. The tallest point of the building is 27'8".

There are 38 parking spaces required and 49 parking spaces provided on the site. The building is being remodeled and this request is for the exterior changes. The Landscaping materials will match those shown on plans for UC-0909-17 and the northerly driveway is an entrance only drive as previously approved (UC-0909-17).

Request

- One year requested for the second extension of time (UC-0909-17).
- Interior remodel of building and expansion into the entire building.

We believe this to be an excellent location, the revisions improve the appearance of the building, and respectfully request your approval. Thank you for your consideration in this matter.

Yours truly,

Lucy Stewart

January 2022

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
3	4	5	6	7
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
10	11	12	13	14
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
HOLIDAY 17	18	19	20	21
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
24	25	26	27	28
	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
31	1	2	3	4
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		

* = SPECIAL CALL MEETING

February 2022

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
31	1	2	3	4
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
7	8	9	10	11
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
14	15	16	17	18
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
21	22	23	24	25
HOLIDAY	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
28	1	2	3	4
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		

* = SPECIAL CALL MEETING

March 2022

DRAFT

Meeting Schedule

Monday		Tuesday		Wednesday		Thursday		Friday	
28		1		2		3		4	
	6:00 pm PC Briefing 7:00 pm PC Meeting			9:00 am BCC Meeting					
7		8		9		10		11	
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester			6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight		7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney			
14		15		16		17		18	
	6:00 pm PC Briefing 7:00 pm PC Meeting			9:00 am BCC Meeting					
21		22		23		24		25	
28		29		30		31		1	
	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester			6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight		7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney			

* = SPECIAL CALL MEETING

April 2022

DRAFT

Meeting Schedule

Monday		Tuesday		Wednesday		Thursday		Friday	
28		29		30		31		1	
	6:30 pm Goodsprings		6:00 pm Enterprise		7:00 pm Bunkerville				
	1:30 pm Laughlin		7:00 pm Moapa Valley*		7:00 pm Mt. Charleston				
	6:30 pm Lone Mountain		7:00 pm Red Rock		6:30 pm Sunrise Manor				
	5:30 pm Lwr Kyle Canyon*		6:00 pm Searchlight		6:00 pm Whitney				
	7:00 pm Moapa								
	7:00 pm Paradise								
	6:30 pm Spring Valley								
	6:00 pm Winchester								
4		5		6		7		8	
	6:00 pm PC Briefing		9:00 am BCC Meeting						
	7:00 pm PC Meeting								
11		12		13		14		15	
	1:30 pm Laughlin		6:00 pm Enterprise		7:00 pm Bunkerville*				
	6:30 pm Lone Mountain		7:00 pm Moapa Valley		6:30 pm Indian Springs				
	7:00 pm Moapa*		6:00 pm Searchlight		6:30 pm Sunrise Manor				
	7:00 pm Paradise				6:00 pm Whitney				
	7:30 pm Sandy Valley								
	6:30 pm Spring Valley								
	6:00 pm Winchester								
18		19		20		21		22	
	6:00 pm PC Briefing		9:00 am BCC Meeting						
	7:00 pm PC Meeting								
25		26		27		28		29	
	6:30 pm Goodsprings		6:00 pm Enterprise		7:00 pm Bunkerville				
	1:30 pm Laughlin		7:00 pm Moapa Valley*		7:00 pm Mt. Charleston				
	6:30 pm Lone Mountain		7:00 pm Red Rock		6:30 pm Sunrise Manor				
	5:30 pm Lwr Kyle Canyon		6:00 pm Searchlight		6:00 pm Whitney				
	7:00 pm Moapa								
	7:00 pm Paradise								
	6:30 pm Spring Valley								
	6:00 pm Winchester								

* = SPECIAL CALL MEETING

May 2022

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
2	3	4	5	6
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
9	10	11	12	13
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
16	17	18	19	20
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
23	24	25	26	27
				2
HOLIDAY	30	31	1	2
	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	3

* = SPECIAL CALL MEETING

June 2022

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
HOLIDAY 30	31	1	2	3
	6:30 pm Goodsprings	6:00 pm Enterprise	7:00 pm Bunkerville	
	1:30 pm Laughlin	7:00 pm Moapa Valley*	7:00 pm Mt. Charleston	
	6:30 pm Lone Mountain	7:00 pm Red Rock	6:30 pm Sunrise Manor	
	5:30 pm Lwr Kyle Canyon*	6:00 pm Searchlight	6:00 pm Whitney	
	7:00 pm Moapa			
	7:00 pm Paradise			
	6:30 pm Spring Valley			
	6:00 pm Winchester			
6	7	8	9	10
	6:00 pm PC Briefing	9:00 am BCC Meeting		
	7:00 pm PC Meeting			
13	14	15	16	17
	1:30 pm Laughlin	6:00 pm Enterprise	7:00 pm Bunkerville*	
	6:30 pm Lone Mountain	7:00 pm Moapa Valley	6:30 pm Indian Springs	
	7:00 pm Moapa*	6:00 pm Searchlight	6:30 pm Sunrise Manor	
	7:00 pm Paradise		6:00 pm Whitney	
	7:30 pm Sandy Valley			
	6:30 pm Spring Valley			
	6:00 pm Winchester			
20	21	22	23	24
	6:00 pm PC Briefing	9:00 am BCC Meeting		
	7:00 pm PC Meeting			
27	28	29	30	1
	6:30 pm Goodsprings	6:00 pm Enterprise	7:00 pm Bunkerville	
	1:30 pm Laughlin	7:00 pm Moapa Valley*	6:30 pm Indian Springs	
	6:30 pm Lone Mountain	7:00 pm Red Rock	6:30 pm Sunrise Manor	
	5:30 pm Lwr Kyle Canyon*	6:00 pm Searchlight	6:00 pm Whitney	
	7:00 pm Moapa			
	7:00 pm Paradise			
	6:30 pm Spring Valley			
	6:00 pm Winchester			

* = SPECIAL CALL MEETING

July 2022

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
27	28	29	30	1
	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
HOLIDAY	4	5	6	7
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
11	12	13	14	15
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
18	19	20	21	22
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
25	26	27	28	29
	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

* = SPECIAL CALL MEETING

August 2022

DRAFT

Meeting Schedule

Monday		Tuesday		Wednesday		Thursday		Friday	
1		2		3		4		5	
	6:00 pm PC Briefing			9:00 am BCC Meeting					
	7:00 pm PC Meeting								
8		9		10		11		12	
	1:30 pm Laughlin			6:00 pm Enterprise		7:00 pm Bunkerville*			
	6:30 pm Lone Mountain			7:00 pm Moapa Valley		6:30 pm Indian Springs			
	7:00 pm Moapa*			6:00 pm Searchlight		6:30 pm Sunrise Manor			
	7:00 pm Paradise					6:00 pm Whitney			
	7:30 pm Sandy Valley								
	6:30 pm Spring Valley								
	6:00 pm Winchester								
15		16		17		18		19	
	6:00 pm PC Briefing			9:00 am BCC Meeting					
	7:00 pm PC Meeting								
22		23		24		25		26	
29		30		31		1		2	
	6:30 pm Goodsprings			6:00 pm Enterprise		7:00 pm Bunkerville			
	1:30 pm Laughlin			7:00 pm Moapa Valley*		7:00 pm Mt. Charleston			
	6:30 pm Lone Mountain			7:00 pm Red Rock		6:30 pm Sunrise Manor			
	5:30 pm Lwr Kyle Canyon*			6:00 pm Searchlight		6:00 pm Whitney			
	7:00 pm Moapa								
	7:00 pm Paradise								
	6:30 pm Spring Valley								
	6:00 pm Winchester								

* = SPECIAL CALL MEETING

October 2022

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
3	4	5	6	7
	1:00 pm BCC Meeting 6:00 pm PC Briefing 7:00 pm PC Meeting			
10	11	12	13	14
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
17	18	19	20	21
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
24	25	26	27	28
	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	HOLIDAY
31	1	2	3	4
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		

* = SPECIAL CALL MEETING

November 2022

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
31	1	2	3	4
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
7	8	9	10	11
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	HOLIDAY
14	15	16	17	18
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
21	22	23	24	25
			HOLIDAY	HOLIDAY
28	29	30	1	2
	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

* = SPECIAL CALL MEETING

January 2023

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
2	3	4	5	6
HOLIDAY				
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
9	10	11	12	13
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
HOLIDAY	16	17	18	19
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		20
23	24	25	26	27
	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
30	31	1	2	3

* = SPECIAL CALL MEETING

updated 8/9/18