

FLAMINGO & PEARL
(TITLE 30)

FLAMINGO RD/PEARL ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500143-EAST FLAMINGO ROAD TRUST:

TENTATIVE MAP for a commercial subdivision on 2.2 acres in a C-2 (General Commercial) Zone.

Generally located on the northeast corner of Flamingo Road and Pearl Street within Paradise TS/sd/ja (For possible action)

RELATED INFORMATION:

APN:

161-18-402-012; 161-18-402-013

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3620 Flamingo Road and 3650 Flamingo Road
- Site Acreage: 2.2
- Number of Lots: 1
- Project Type: Commercial subdivision

The plans depict a 1 lot commercial subdivision for an existing commercial/retail development consisting of 2 parcels. Access to the site from Flamingo Road is from 3 existing driveways and 2 driveways from Pearl Street. The site was originally developed in the 1980's and covers 2 parcels. There are 4 existing buildings on-site and no changes are proposed to those buildings or the overall site as part of this tentative map application.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0832-07	Reduced the separation from a convenience store to residential use in conjunction with a shopping center	Approved by PC	August 2007
UC-1962-04	Reduced setback from residential use to a proposed on-premises alcohol use (supper club) in conjunction with an existing restaurant	Approved by PC	December 2004
UC-0306-03	Massage establishment within an existing shopping center	Approved by PC	April 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-1	Single family residential
East & West	Commercial General	C-1	Professional office

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- No comment.

Current Planning Division - Addressing

- No comment.

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: EAST FLAMINGO TRUST

CONTACT: TANEY ENGINEERING, 6030 SOUTH JONES BOULEVARD, LAS VEGAS,
NV 89118

DRAFT

RIGHT-OF-WAY
(TITLE 30)

MOJAVE RD/EMERSON AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0610-HARMON CURTIS:

VACATE AND ABANDON a portion of a right-of-way being Flamingo Arroyo Court located approximately 563 feet west of Mojave Road at the intersection of Flamingo Arroyo Court and Emerson Avenue within Paradise (description on file). TS/bb/jd (For possible action)

RELATED INFORMATION:

APN:
162-13-503-013

LAND USE PLAN:
WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The plans depict a 340 square foot portion of excess right-of-way to be vacated at the intersection of Flamingo Arroyo Court and Emerson Avenue, approximately 563 feet west of Mojave Road, located in the southwest corner of the property. The spandrel shaped area is not needed for right-of-way at the intersection of Flamingo Arroyo Court and Emerson Avenue. A small triangle shaped area is proposed to be dedicated at the extreme southwest corner of the property and northwest of the vacation request.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residences/townhomes
East	Institutional	R-1	Place of Worship

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

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

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include intersection of Emerson Avenue and Flamingo Arroyo Court;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON STREET #12-A, LAS VEGAS, NV 89103

10/02/19 BCC AGENDA SHEET

MASSAGE
(TITLE 30)

SILVERADO RANCH BLVD/MARYLAND PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0670-A G PROPERTY DEVELOPMENT, LLC:

USE PERMIT to allow a massage establishment within an existing shopping center on a portion of 6.5 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Silverado Ranch Boulevard and the west side of Maryland Parkway within Paradise. MN/lm/jd (For possible action)

RELATED INFORMATION:

APN:

177-22-813-004 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 1150 E. Silverado Ranch Boulevard
- Site Acreage: 6.5 (portion)
- Project Type: Massage establishment
- Square Feet: 3,000 (lease area)

Site Plan

The plan depicts a proposed lease space within an existing shopping center. The proposed use is located adjacent to and on the east side of the anchor tenant (Sprouts). The overall complex has access from Maryland Parkway and Silverado Ranch Boulevard.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The existing tenant space consists of a single story building. The exterior includes stucco finish, decorative trellis, painted concrete masonry block, and metal awnings. No changes are proposed or required to the existing elevations of the building.

Floor Plan

The floor plan depicts a proposed 3,000 square foot massage establishment consisting of a reception area, 3 facial rooms, 7 massage rooms, 1 couples massage room, restrooms, and break room with storage and laundry facilities.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the use is part of a national chain of massage establishments that include massage, facial, and hair removal services. The applicant also indicates that the use is located greater than 200 feet from the residential properties to the northeast and west, will comply with the hours of operation from 8:00 a.m. to 9:00 p.m., and is an appropriate use for the shopping center and the surrounding area by providing wellness services to the community.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0252	Amend comprehensive sign plan	Approved by BCC	May 2018
DR-0836-17	A retail and restaurant building with a drive-thru in conjunction with an approved shopping center	Approved by BCC	November 2017
DR-0590-17	Comprehensive sign plan for an approved shopping center	Approved by BCC	September 2017
DR-0485-16	Shopping center with several pad sites	Approved by BCC	September 2016
NZC-0020-15	Reclassify the site from C-2 to R-3 zoning for a multiple family residential development	Withdrawn without prejudice	July 2015
UC-1631-04	A planned unit development for a condominium complex with various waivers of conditions of a zone change (ZC-0443-98) – expired	Approved by BCC	October 2004
ZC-0443-98	Reclassified the site from R-E to C-2 zoning for a shopping center	Approved by BCC	October 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility	P-F	Gehring Elementary School
South	Commercial General	C-2	Shopping center
East	Commercial Neighborhood	R-E	Undeveloped
West	Residential Suburban (up to 8 du/ac)	R-2	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.

Staff finds that the request for a massage business within the existing shopping center is a compatible use within this C-2 zoned property. The shopping center provides adequate parking for customers. The lease space exceeds the 200 foot setback from any residential use and the 1,000 foot separation between any other massage establishments per Title 30. The proposed massage business should not have any negative impacts to the surrounding area.

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

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that hours of operation are limited from 8:00 a.m. to 9:00 p.m.; 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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LVHS, LLC

CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

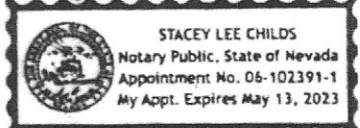
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>8/22/19</u> PLANNER ASSIGNED: <u>LMN</u> ACCEPTED BY: <u>LMN</u> FEE: <u>\$ 1675</u> CHECK #: <u>to be billed</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>N/A</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0670</u> TAB/CAC: <u>PARADISE</u> TAB/CAC MTG DATE: <u>9/24/19</u> TIME: <u>7pm</u> PC MEETING DATE: <u>10/15/2019</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>WPCG</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>A G Property Development, LLC</u> ADDRESS: <u>6018 S. Durango Dr. #110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>	
	APPLICANT	NAME: <u>LVHS, LLC (Jason Martini)</u> ADDRESS: <u>500 E. Lancaster Avenue, Unit 136-C</u> CITY: <u>Wayne</u> STATE: <u>PA</u> ZIP: <u>19087</u> TELEPHONE: <u>610-368-9492</u> CELL: <u>000-000-0000</u> E-MAIL: <u>martini@handandstone.com</u> REF CONTACT ID #: <u>n/a</u>	
	CORRESPONDENT	NAME: <u>Jennifer Lazovich - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>jll@kcnvlaw.com</u> REF CONTACT ID #: <u>168693</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-22-813-004 1150 Silverado Ranch
 PROPERTY ADDRESS and/or CROSS STREETS: Maryland Parkway & Silverado Ranch Blvd
 PROJECT DESCRIPTION: A special use for a massage establishment as a principal use

(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.

Scott A. Godino
 Property Owner (Signature)
AG PROPERTY DEVELOPMENT, LLC
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON AUGUST 15th 2019 (DATE)
 By Scott A Godino



NOTARY PUBLIC: Stacey Lee Childs

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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

August 22, 2019

VIA HAND DELIVERY

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

RE: *Special Use Permit for a Massage Establishment*
APN: 177-22-813-004

To Whom It May Concern:

Please be advised, this firm represents the applicant, Hand & Stone Massage and Facial Spa ("Hand & Stone"), with respect to a request for a special use permit to operate a massage establishment generally located within the northern portion of a commercial development on the northwest corner of Maryland Parkway and Silverado Ranch (the "Site"). The Site is zoned C-2 and is approximately six acres in size. There are ingress and egress driveways off Maryland Parkway, Silverado Ranch and Mission Front Drive. The Site meets parking requirements.

Hand & Stone would occupy an approximately 3,000 square foot retail area which is located just to the east of the 30,000 square foot anchor store. Hand & Stone is a nationally recognized company with over 425 locations and growing. In fact, there is an existing Hand & Stone located inside downtown Summerlin. Services include but are not limited to: massage, facials and hair removal.

The proposed Hand & Stone retail space is located approximately 334 feet from the residential uses to the west of the Site and approximately 430 feet from the residential uses to the northeast and east of the Site. However, the shopping center in which Hand & Stone is located is just east of the residential uses to the west of the Site and is less than 200 feet. There are no other massage uses within 1000 feet of the Hand & Stone location.

Hand & Stone will be located inside a commercial shopping center which is zoned C-2 and there are no proposed changes to the previously approved landscaping. This is a nationally recognized massage and facial spa which provides services in accordance with all laws and regulations. Hand & Stone will comply with the hours of operation which are limited from 8 a.m. to 9 p.m. in Title 30.

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.792.7181

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

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

PLANNER
COPY



Clark County
Department of Current Planning
August 22, 2019
Page 2

We believe this is an appropriate use for the Site and the surrounding area. Moreover, Hand & Stone will provide their wellness services to those in the surrounding area.

Thank you for your consideration of this request.

Sincerely,
KAEMPFER CROWELL

Jennifer Lazovich
Jennifer Lazovich *by* *Law*

JJL/amp

cc: Jason Martini

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10/15/19 PC AGENDA SHEET

BEAUTY SALON
(TITLE 30)

DECATUR BLVD/OQUENDO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0658-OAKCREST TRUST, ET AL:

USE PERMIT to allow a personal services (beauty salon) establishment within an existing commercial complex on a portion of 0.8 acres in an M-D (Design Manufacturing) (AE-60) Zone.

Generally located on the east side of Decatur Boulevard and the north side of Oquendo Road within Paradise. MN/jor/jd (For possible action)

RELATED INFORMATION:

APN:

162-31-101-014 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 5870 S. Decatur Boulevard, Suite 109
- Site Acreage: 0.8 (portion)
- Project Type: Personal services (beauty salon)
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 820 (lease space)/9,995 (entire building)
- Parking Required/Provided: 40/47

Site Plan

The site plan depicts an existing in-line commercial building oriented north to south and the front of the lease spaces face west toward Decatur Boulevard. Access to site is located along Oquendo Road and Decatur Boulevard. The provided parking is located adjacent to the front of the lease spaces and adjacent to Decatur Boulevard. The applicant is proposing to establish a personal services business (beauty salon) within a centrally located lease space.

Landscaping

Landscaping exists on-site and is not a part or required with this request.

Elevations

The plans show an in-line commercial building with an overall height of 28 feet. The exterior architectural details feature tan and cream colored cement plastered walls, aluminum window and door framing systems, and slate tile veneer.

Floor Plan

The submitted floor plan depicts a lobby area, beauty stations, and a restroom. The tenant lease space for the proposed beauty salon has an overall area of 820 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the applicant is requesting approval of a special use permit to establish a beauty salon. Per the applicant, a beauty salon business is a complementary use within the commercial complex. Office and retail uses exist within the site and a beauty salon will not have any negative impacts to the adjacent businesses.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0340-14	Medical marijuana establishment (dispensary)	Denied by BCC	December 2014
DR-0111-05	Retail/warehouse building with a waiver of conditions of a use permit (UC-0567-04) requiring an 11 foot wide landscape strip with a detached sidewalk along Decatur Boulevard	Approved by PC	March 2005
UC-0567-04	Allowed a shopping center with retail, office, and restaurants as a principal use	Approved by PC	May 2004
ZC-0595-99	Reclassified 1.3 acres from R-E zoning to M-D (AE-65) zoning for a 7,500 square foot tire store	Approved by BCC	June 1999
VS-0596-99	Vacated and abandoned 33 foot wide government patent easements - recorded	Approved by PC	June 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Business and Design/Research Park	M-D	Office/warehouse complex
South	Business and Design/Research Park	P-F	Undeveloped parcels & drainage channel

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. Staff does not foresee any negative impacts with the proposed beauty salon. The proposed beauty salon is a compatible use for the commercial complex, and is complementary to the neighboring commercial establishments. Therefore, staff is in support of the use permit.

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 a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARCEDES TRIPLETT

CONTACT: MARCEDES TRIPLETT, SIN CITY BEAUTY BAR, 5870 S. DECATUR BOULEVARD, SUITE 109, LAS VEGAS, NV 89118

10/15/19 PC AGENDA SHEET

SERVICE BAR
(TITLE 30)

EASTERN AVE/SERENE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0661-BELTWAY MARKETPLACE OWNER, LLC:

USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing shopping center on a portion of 6.7 acres in a C-1 (Local Business) Zone.

Generally located on the northeast corner of Eastern Avenue and Serene Avenue within Paradise. JG/jor/jd (For possible action)

RELATED INFORMATION:

APN:
177-24-212-001 ptn

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 9210 S. Eastern Avenue
- Site Acreage: 6.7 (portion)
- Project Type: Service bar for Chipotle Mexican Grill

Site Plan

The site plan depicts an existing shopping center located on the northeast corner of Eastern Avenue and Serene Avenue. An existing in-line retail building is located along the east property line and pad sites are located along the west property line and in the northeast corner of the site. Access to the site is provided by existing commercial driveways along the west property line (Eastern Avenue), the south property line (Serene Avenue), and the east property line (Euclid Street). The applicant is proposing a service bar within a new restaurant (Chipotle Mexican Grill) that is opening at this location within a pad-site on the northwesternmost corner of the shopping center. The restaurant is located on the west side of the in-line building which has an overall area of 15,000 square feet which includes additional restaurants and a medical office.

Landscaping

Existing landscaping is located on-site and is neither required nor a part of this request.

Elevations

The elevation plan depicts the exterior finishes to include an aluminum storefront door and window system, neutral colored stucco walls enhanced with terracotta colored wall tiles, and olive green stucco pop-outs. The building has an overall height of 30 feet and faces south towards the parking area.

Floor Plans

The floor plans depict the tenant lease space with an overall area of 2,335 square feet which features the dining room, queue area for customers, display kitchen, restrooms, office, and other back of house areas.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the restaurant (Chipotle Mexican Grill) is opening at this location. The restaurant is in the process of completing tenant improvements and is scheduled to open to the public in October 2019. The letter states that the applicant wishes to provide its customers with incidental retail service of beer and margaritas, which is consistent with several other licensed restaurant locations within Clark County. The applicant is committed to ensuring compliance with all local and state laws regarding the sale of alcoholic beverage products for on-site consumption. The beer and margaritas will only be served to customers by the employees of Chipotle Mexican Grill and only in conjunction with meals.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0527-16	Building additions and remodel of an existing retail building	Approved by BCC	September 2016
UC-0666-08	Allowed a major training facility	Approved by PC	August 2008
UC-0334-02	Allowed second hand sales (Goodwill Store)	Approved by BCC	May 2002
UC-0529-07	Allowed on-premises consumption of alcohol (service bar) for Paymon's Mediterranean Café - expired	Approved by PC	June 2007
UC-0263-07	Allowed a recreational facility (indoor miniature golf)	Approved by PC	April 2007
UC-1425-05	Allowed a check cashing service establishment and a waiver to reduce the separation from a residential use	Approved by PC	October 2005
NZC-0518-04	Reclassified 1 acre from R-E to C-1 zoning for a shopping center expansion (retail building and parking area)	Approved by BCC	August 2004

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0230-04	Allowed on-premises consumption of alcohol (service bar) for Coco's – expired	Approved by PC	March 2004
UC-0076-02	Allowed a convenience store, gasoline station, and a vehicle wash within the existing shopping center	Approved by BCC	May 2002
UC-1132-01	Waived the required barrier between an outside dining area and the sidewalk and allowed the primary means of access for outside dining from both the interior and exterior of a restaurant (In-N-Out)	Approved by PC	October 2001
UC-0882-01 (ET-0279-04)	Third extension of time which allowed on-premises consumption of alcohol (service bar) for Chuck-E-Cheese Restaurant/Arcade – expired	Approved by BCC	October 2004
UC-0882-01 (ET-0221-03)	Second extension of time which allowed on-premises consumption of alcohol (service bar) for Chuck-E-Cheese Restaurant/Arcade – expired	Approved by BCC	October 2003
UC-0882-01 (ET-0262-02)	First extension of time which allowed on-premises consumption of alcohol (service bar) for Chuck-E-Cheese Restaurant/Arcade – expired	Approved by BCC	September 2002
UC-0882-01	Allowed on-premises consumption of alcohol (service bar) for Chuck-E-Cheese Restaurant/Arcade - expired	Approved by BCC	September 2001
ZC-1376-00	Reclassified 10 acres, which included this site, to a C-1 zoning for a shopping center, and required any loading located along the east property line to be screened with wing walls	Approved by BCC	November 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood & Residential Medium (2 du/ac to 8 du/ac)	C-1, R-E, & R-2	I-215, commercial development, & undeveloped parcels
South	City of Henderson	CN	Shopping Center
East	Commercial Neighborhood	R-E	Undeveloped parcels & single family residences
West	Commercial General	C-2	Shopping Center

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 request for a service bar within an existing restaurant (Chipotle Mexican Grill) is a characteristic use within a shopping center located in Clark County. Previous service bar applications have been approved for this site and have had no reported problems. Staff finds that the proposed service bar for Chipotle Mexican Grill will not impact surrounding properties in a negative manner; therefore, staff is in support of this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: TIMOTHY LUSKIN

CONTACT: RYAN SAXE, KOLESAR & LEATHAM, 400 S. RAMPART BOULEVARD,
SUITE 400, LAS VEGAS, NV 89145

10/15/19 PC AGENDA SHEET

RESORT HOTEL/HOTEL/GED EXPANSION
(TITLE 30)

HARMON AVE/KOVAL LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0667-KOVAL LAND, LLC:

USE PERMITS for the following: 1) expand/enlarge the Gaming Enterprise District; 2) High Impact Project; and 3) deviations from development standards.

DEVIATIONS for the following: 1) allow alternative landscaping, 2) reduce the required number of loading spaces; 3) increase building height; 4) encroachment into air space; and 5) all other deviations as shown per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified driveway design standards; and 2) allow non-standard improvements in rights-of-way.

DESIGN REVIEWS for the following: 1) a proposed resort hotel with 3 high-rise towers; 2) a proposed freestanding hotel tower and a shopping center; and 3) all other accessory and incidental buildings and structures on 60.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the north side of Harmon Avenue and the east side of Koval Lane within Paradise. JG/jt/jd (For possible action)

RELATED INFORMATION:

APN:

162-21-510-038 through 162-21-510-040; 162-21-601-001; 162-21-601-005; 162-21-601-007; 162-21-602-001; 162-21-613-001 through 162-21-613-011

DEVIATIONS:

1. Allow alternative landscaping where landscaping per Figure 30.64-17 is required.
2. Reduce the required number of loading spaces to 15 where 63 loading spaces are required per Table 30.60-5 (a 76% reduction).
3. Increase building height up to 495 feet where 100 feet is the maximum (a 395% increase).
4. Allow encroachment into air space.
5. Permit all other deviations as depicted per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a 176 foot 6 inch driveway departure distance for a driveway along Rochelle Avenue where a 190 foot departure distance is required per Uniform Standard Drawing 222.1 (a 7.1% reduction).

2. a. Allow non-standard street improvements (pedestrian realm and landscaping) on Harmon Avenue, Koval Lane, and Rochelle Avenue where not permitted per Section 30.52.040.
- b. Allow non-standard street improvements (traffic circle) on Rochelle Avenue where not permitted per Section 30.52.050.

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 60
- Number of Rooms: 5,291 (resort hotel)/255 (hotel)
- Project Type: Resort hotel with associated commercial and gaming elements, hotel with shopping center elements
- Building Height (feet): 495
- Square Feet: 2,951,199 (gaming complex)/1,262,500 (tower 1)/1,550,000 (tower 2)/484,456 (non-gaming hotel tower 3)/1,293,750 (tower 4)
- Parking Required/Provided: 10,128/10,138

History

This site is currently located within the Gaming Enterprise District (GED) per several previous applications including UC-1100-08, UC-1584-06, and UC-0813-02, which are set to expire. Only the use permits, deviations, and waivers of development standards have been extended from these 3 applications as they relate to the GED expansion. The portions of the applications that related to the resort hotel were allowed to expire. Therefore, a condition of approval on the extensions of time required the developer to file an application to demonstrate progress on the development. As a result, a use permit (UC-18-0147) was filed and is currently in process for modifications to the High Impact Project, resort hotel, hotel, and shopping center project that was originally approved with UC-1100-08, UC-1584-06, and UC-0813-02. However, rather than move forward with UC-18-0147 and multiple extensions of time on the related applications, the applicant is consolidating the expansion of the GED, High Impact Project, resort hotel, hotel, and shopping center project into this subject application.

Neighborhood Meeting Summary

A neighborhood meeting was held on Monday, July 15, 2019 at the Paradise Community Center. Notices were mailed out to owners within a 2,500 foot radius from the site notifying them of the meeting. Seven people attended the meeting, and the applicant addressed questions about the history of the site and likely traffic impacts on Koval Lane and Harmon Avenue. Since this application in effect extends approvals that are currently in place on the site, no significant objections were raised.

Site Plans

The proposed project is located between Harmon Avenue and Rochelle Avenue, and between Koval Lane and Paradise Road on 60 acres. The plans for the project depict access to the site from all adjacent streets: Harmon Avenue, Koval Lane, Rochelle Avenue, Howard Hughes Parkway/Lamar Circle (private street alignment), and a private shared access driveway along the east property line (adjacent to the Hard Rock Resort Hotel). The entries from Harmon Avenue and Koval Lane provide access for valet pick-up/drop-off and parking areas. The access from Howard Hughes Parkway/Lamar Circle is the main entrance to the resort hotel which includes access for valet pick-up and drop-off areas. The private shared access driveway along the east property line includes parking and delivery entrances. Pedestrian realms are located along street frontages and are located in the proposed rights-of-way (Harmon Avenue and Koval Lane), or adjacent to existing right-of-way (Rochelle Avenue), and adjacent to private street (Howard Hughes Parkway/Lamar Circle).

The resort hotel is located on the north and east sides of the site, which is within the area of the previously approved Gaming Enterprise District (GED). The site consists of 3 resort hotel high-rise towers with 2 podiums of varying heights located along the northerly and easterly portions of the site. Tower 1 and tower 2 are located in the northerly and central portion of the site, and includes shared gaming complex with traditional entertainment attractions, pool areas, water features, convention facilities, spa restaurants, and bar areas. Tower 4 is located on the easterly portion of the site and consists of traditional entertainment attractions, convention facilities, spa, restaurants, and bar areas.

Tower 3 is a freestanding hotel with a shopping center located on the southwest corner of the site, which is not within the GED due to its proximity to a residential development (Marie Antoinette) located across Harmon Avenue to the south. There is a grade level pedestrian path between the freestanding hotel and the resort hotel to the north.

The plans depict a total of 75,339 square feet of water surface area for pools (46,763 square feet), and water features (28,576 square feet) located throughout the site. There are a total of 10,138 parking spaces provided throughout the development within a 5 level subterranean parking garage for the gaming and non-gaming portions of the property.

Landscaping

The landscape plan consists of trees, shrubs, and groundcover from the Southern Nevada Regional Planning Coalition's approved plant list. There are 25 foot wide pedestrian realms with landscaping and sidewalks along Harmon Avenue and Koval Lane. Additionally, there are 15 foot wide pedestrian realms along Rochelle Avenue, the private Howard Hughes Parkway/Lamar Circle alignment, and the private shared access road on the east side of the project. Landscape areas of varying widths are located behind the pedestrian realms along Harmon Avenue, Koval Lane, and Rochelle Avenue. Additional landscape areas are located adjacent to the buildings, the on-site driveways, and within the surface areas.

Elevations

The plans depict a combination of modern and Mediterranean architectural design. The low and mid-rise structures have sloped roof designs and a central dome feature with flat roofs behind

parapet walls. The high rise resort towers are designed with a maximum overall height of 495 feet, and the mid-rise and low rise hotel ranges extends up to approximately 260 feet. The exterior of the high rise buildings include glazed aluminum curtain wall systems, and the exterior of the mid-rise and low rise building include medium finish EIFS with accent colors, ceramic barrel vault tile, and non-reflective glazing.

Floor Plans

The total building area for the project is 7,541,905 square feet, which will consist of 3 resort hotel towers, 1 hotel tower, public areas, non-public areas, and other associated and incidental facilities. The plans depict a total of 5,291 resort hotel rooms and 255 hotel rooms. The resort hotel will include 1,715,686 square feet of public space, 668,637 square feet of convention facilities, and 587,679 square feet for back of house areas. The hotel includes 63,766 square feet for public areas including retail and restaurant spaces with 80,503 square feet for back of house areas.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, these entitlements are nearly identical to those previously approved about a decade ago and that have been continuously renewed with extensions of time. The expansion of the GED remains compatible with the area since all required separations are met and since existing resort hotels are located in the area (Hard Rock Resort Hotel to the east, Planet Hollywood to the west, and MGM Grand to the southwest).

In addition, the use permit for a High Impact Project remains appropriate. The site is located near the Las Vegas Boulevard Gaming Corridor, existing infrastructure provides services to the site, and the applicant will upgrade the infrastructure, notably improvements to the roads. The site was previously approved for a High Impact Project.

The overall height of the project was reduced from the previous applications to comply with the updated FAA determination, and the proposed height is similar to existing building heights in the area along Las Vegas Boulevard South. As a result, the request to increase the height to 495 feet is appropriate. Due to the decrease in height from the previous approvals, the number of hotel rooms and size of the project was also slightly reduced.

Lastly, the requested deviations, waivers of development standards, and design review remain compatible with the area and are appropriate since they are similar to requests that were previously approved.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0574	High Impact Project for a multiple family residential development on the northwest portion of this site adjacent to Rochelle Avenue and Koval Lane	Approved by BCC	September 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1100-08 (ET-0011-17)	Third extension of time for a high impact project (resort hotel) – subject to applicant to file a design review application to include the Gaming Enterprise District expansion and associated special use permits	Approved by BCC	March 2017
UC-1584-06 (ET-0009-17)	Fourth extension of time for a resort hotel with deviations and a design review – subject to applicant to file a design review application to include the Gaming Enterprise District expansion and associated special use permits	Approved by BCC	March 2017
UC-0813-02 (ET-0010-17)	Fifth extension of time to redesign the resort hotel on the western portion of the site – subject to applicant to file a design review application to include the GED expansion and associated special use permits	Approved by BCC	March 2017
UC-1584-06 (ET-0008-14)	Third extension of time for a resort hotel with deviations and a design review	Approved by BCC	March 2014
UC-0813-02 (ET-0079-13)	Fourth extension of time to redesign the resort hotel on the western portion of the site	Approved by BCC	October 2013
UC-1100-08 (ET-0010-13)	Second extension of time for a high impact project (resort hotel)	Approved by BCC	March 2013
UC-1584-06 (ET-0004-12)	Second extension of time for a resort hotel with deviations and a design review	Approved by BCC	March 2012
UC-0813-02 (ET-0084-11)	Third extension of time to redesign the resort hotel on the western portion of the site	Approved by BCC	November 2011
UC-1100-08 (ET-0012-11)	First extension of time for a high impact project (resort hotel) – subject to maintaining the site free of trash and weeds	Approved by BCC	March 2011
UC-1584-06 (ET-0014-09)	First extension of time for a resort hotel with deviations and a design review	Approved by BCC	February 2009
UC-1100-08	Original application with a waiver of conditions of a use permit (UC-0207-06), waived standards to reduce parking, and design review	Approved by BCC	February 2009
UC-0813-02 (ET-0215-08)	Second extension of time to redesign the resort hotel on the western portion of the site	Approved by BCC	September 2008
UC-1584-06	Expansion of the GED and a resort hotel with deviations and a design review	Approved by BCC	January 2007
UC-0813-02 (ET-0204-03)	First extension of time to redesign the resort hotel on the western portion of the site	Approved by BCC	June 2005
UC-0813-02	Redesigned the resort hotel on the western portion of the site	Approved by BCC	August 2002
UC-0645-98	2,500 room resort hotel and an expansion of the GED for the western portion of the site – expired	Approved by BCC	July 1998

There have been several land use applications over the years for the development of this site. These are the applications that relate directly to this project.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Tuscany Las Vegas Resort Hotel & Super 8 Hotel
South	Commercial Tourist	R-5 & H-1	Residential condominium developments (Marie Antoinette and Lake Tropicana) & a hotel timeshare (Wyndham Vacation Resort).
East	Commercial Tourist	H-1	Hard Rock Resort Hotel
West	Commercial Tourist	H-1	Undeveloped parcels

Related Applications

Application Number	Request
UC-18-0147	Modifications to an approved High Impact Project is a related item on the November 20, 2019 Board of County Commissioners agenda.
ET-19-400032 (UC-0813-02)	Sixth extension of time to redesign the resort hotel on the western portion of the site is a related item on the October 16, 2019 Board of County Commissioners agenda.
ET-19-400033 (UC-1584-06)	Fifth extension of time for a resort hotel with deviations and a design review is a related item on the October 16, 2019 Board of County Commissioners agenda.
ET-19-400034 (UC-1100-08)	Fourth extension of time for a high impact project (resort hotel) is a related item on the October 16, 2019 Board of County Commissioners agenda.

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning
Use Permits**

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 Permits, Deviations, & Design Reviews

The requested expansion of the GED, High Impact Project, resort hotel, hotel, shopping complex and other incidental uses are appropriate at this location, in part since they will consolidate several previous approvals into 1 application. This process requires the applicant to update the design to current Title 30 standards; allows other agencies to review the project under current

standards and guidelines, such as the FAA; and gives the public a renewed opportunity to provide input based on current circumstances.

Based on the design, current code standards, and existing circumstances, staff finds that the project continues to comply with Goal 1 of the Comprehensive Master Plan to promote economic viability and employment opportunities through development that is compatible with adjacent land uses. The proposed building elevations and loading space reductions are similar to other requests for resort hotels and the project substantially conforms to prior approvals. Therefore, staff can support the use permits and deviations. In addition, the expansion of the GED meets all Title 30 separation requirements and is consistent with other resort hotel uses in the area.

Since this is a request for a High Impact Project that will increase demand for infrastructure and public services in the area, a condition of approval is necessary for the applicant to enter into a Development Agreement with the County to address the impacts on infrastructure and services. This will help ensure that any increased impact on public services and infrastructure are mitigated. This condition of approval will address Urban Specific Policy 6 of the Comprehensive Master Plan, which indicates that developers should take into consideration the cumulative impacts their development will have on area services including fire, police, water, sewer, roads, and adjacent municipalities.

Additionally, based on delays for this project as well as the number of other projects that have ceased construction, a condition of approval is appropriate to address the impacts on the area if construction of the project commences but is then discontinued. Therefore, staff recommends that a Decommissioning Plan and a performance bond be submitted for this project to protect the public's interest.

Lastly, the plans submitted for this request are consistent and compatible with the prior approvals for this project and continue to be consistent with current code standards and existing circumstances in the area.

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.

Public Works - Development Review

Waiver of Development Standards #1

Staff cannot support the request for reduced distances from the proposed driveways to the various intersections. The standards exist to provide the safest possible environment for vehicular and pedestrian traffic. Sufficient room exists on the site to provide driveways that are compliant with all codes.

Waiver of Development Standards #2

Staff can support the requests for non-standard improvements within the various rights-of-way provided that the final review of plans and dedications may result in changes to what is proposed. The applicant will be required to execute a License and Maintenance Agreement to accept responsibility for the non-standard improvements.

Department of Aviation

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

Additionally, the development will penetrate the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace determination and the Department of Aviation has reviewed the determination.

Staff Recommendation

Approval of use permits, deviations, waiver of development standards #2, and the design reviews; denial of waiver of development standards #1. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 20, 2019 at 9:00 a.m., unless otherwise announced.

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:

- Upon issuance of the building permits for the project associated with UC-19-0574, any Gaming Enterprise District approval attached to the multiple family portion of APN 162-21-601-005 shall be expunged;
- Enter into a Development Agreement to mitigate impacts of the project including but not limited to issues identified by the technical reports and studies, and by the Board of County Commissioners;
- Execute a Decommissioning Plan prior to permits for unfinished construction, including the removal of building materials should construction of the project be discontinued with said plan to be submitted and approved prior to building permits for the events center/recreational facility;
- Provide a bond or other security acceptable to Clark County for the Decommissioning Plan in an amount sufficient to provide a screen wall and/or restore the site including removal of construction materials, site stabilization and revegetation as necessary should construction of the project be discontinued;

- Maintain a minimum 15 foot wide sidewalk/pedestrian access with an appropriate shy distance along the Harmon Avenue and Koval Lane street frontages limiting the encroachment of any structures to the sidewalk/pedestrian access;
- The surface area of the sidewalk/pedestrian access along Harmon Avenue and Koval Lane to consist of colors, patterns, texture and/or material different from the adjacent private walkways and plaza area with final design to be approved by staff;
- Final design of the sidewalk/pedestrian access along Harmon Avenue and Koval Lane to be reviewed and approved by staff;
- Provide locations within parking areas and at the entrances of the facility to be used as staging areas for emergency service vehicles with locations to be coordinated with the Fire Department;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the project shall comply with requirements of Section 30.64.060 for Water Features; approval of this use permit only approves any relaxed standards that depart from the development and improvement standards required by Title 30 provided such relaxed standards completely comply with the approved plans on file or as may be amended by future land use applications; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include the following minimum widths: 60 feet for Howard Hughes Parkway, 10 additional feet for Harmon Avenue, 10 additional feet for Koval Lane, various widths to accommodate 60 feet for Rochelle Avenue, and associated spandrels;
- Additional right-of-way dedications as required by the traffic study to accommodate any physical improvements and pedestrian volumes generated by this project;
- Grant easements or rights-of-way for pedestrian bridges as shown on the Transportation Element, if necessary;
- Non-standard improvements to be separately reviewed and approved by staff;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Driveway location and widths to be approved by Public Works - Development Review Division;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;

- Vacate any unnecessary rights-of-way and/or easements.
- Applicant is advised that the installation of detached sidewalks will require granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; to show fire hydrant locations on-site and within 750 feet; to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0244-2019 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis; that at a time of development, the Developer is required to meet with CCWRD; CCWRD needs average wastewater flows at build-out to determine sewer point of connection; bioxide feed and odor scrubber required for on-site odor control; CCWRD has existing public sewers that have existing wastewater flows going across the Developer's site, and the Developer needs to relocate these flows to a different connection point into an existing downstream 60 inch public sanitary sewer in Harmon Avenue; developer needs to change all on-site sewers to private sewers or abandon them per CCWRD standards; and that a proposed roundabout for Rochelle Avenue may require relocation of public sewer.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: JEFFREY WILLIAMS

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

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>8/21/19</u> PLANNER ASSIGNED: <u>JCT</u> ACCEPTED BY: <u>JCT</u> FEE: <u>\$12,550</u> CHECK #: <u>INVOICE DUWE</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>MVD 7</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: <u>N/A</u>	APP. NUMBER: <u>UC-19-0667</u> TAB/CAC: <u>PARADISE</u> TAB/CAC MTG DATE: <u>9/24</u> TIME: <u>7P</u> PC MEETING DATE: <u>10/15/19</u> BCC MEETING DATE: <u>11-20-19</u> ZONE / AE / RNP: <u>H-2</u> PLANNED LAND USE: NOTIFICATION RADIUS: <u>3,500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: <u>N/A</u> COMMENCE/COMPLETE: <u>N/A</u>
	PROPERTY OWNER	NAME: <u>Nevada Development Associates, L.P. & Koval Land LLC</u> etal ADDRESS: <u>%JBW Consulting, LLC 1717 Main St. #530</u> CITY: <u>Dallas</u> STATE: <u>TX</u> ZIP: <u>75201</u> TELEPHONE: <u>214-754-9302</u> CELL: <u>000-000-0000</u> E-MAIL: <u>jwilliams@jbwconsulting.com</u>	
	APPLICANT	NAME: <u>Nevada Development Associates, L.P. Etal</u> ADDRESS: <u>% JBW Consulting, LLC 1717 Main St. #530</u> CITY: <u>Dallas</u> STATE: <u>TX</u> ZIP: <u>75201</u> TELEPHONE: <u>214-754-9302</u> CELL: <u>000-000-0000</u> E-MAIL: <u>jwilliams@jbwconsulting.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Jennifer Lazovich - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>jll@kcnvlaw.com</u> REF CONTACT ID #: <u>168693</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-21-510-038,039 & 040; 162-21-602-001; 162-21-613-001 thru 011 ↓ etal

PROPERTY ADDRESS and/or CROSS STREETS: Harmon & Koval (See attached for complete list of APN's) (see list)

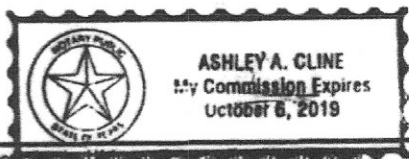
PROJECT DESCRIPTION: Gaming Enterprise Expansion for a resort hotel and casino

(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.

Jeffrey S. Williams, AUTHORIZED SIGNATORY FOR OWNER
 Property Owner (Signature)* Property Owner (Print)

STATE OF TEXAS
 COUNTY OF DALLAS

SUBSCRIBED AND SWORN BEFORE ME ON August 15, 2019 (DATE)
 By Ashley A. Cline
 NOTARY PUBLIC: Ashley A. Cline



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

6

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kcnvlaw.com
702.792.7050

August 20, 2019

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RENO OFFICE
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Fax: 775.327.2011

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

VIA HAND DELIVERY

CLARK COUNTY DEPARTMENT OF
COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, Nevada 89106

**Re: *Justification Letter – Nevada Development Associates, L.P. and Koval Land, LLC (collectively the “Applicant”)
Expansion of Gaming Enterprise District, Special Use Permit for High Impact Project, and Design Review, Special Use Permit to Increase Building Height, and Related Waivers for a Resort Hotel Casino
APNs: 162-21-601-001, 005, & 007; 162-21-602-001 thru 011; and 162-21-510-038 thru 040 (Northeast corner of Harmon & Koval)***

To Whom It May Concern:

Please be advised our office represents the Applicant. The Applicant is requesting an expansion of the gaming enterprise district, special use permit for a high impact project, and design review and related waivers for a resort hotel casino on property located at the northeast corner of Harmon Avenue and Koval Lane, more particularly described as APNs: 162-21-601-001, 005, & 007; 162-21-602-001 thru 011; and 162-21-510-038 thru 040 (collectively the “Site”). The Site is approximately 60 acres.

By way of background, the Site is zoned H-1 and master planned Commercial Tourist (CT). As such, the Site is currently within the Gaming Enterprise District (GED) and is currently entitled to develop a resort hotel casino. Instead of requesting additional extension of times for UC-1100-08, UC-1584-06, and UC-0813-02 that are set to expire, the Applicant is requesting to a new application to expand the GED and develop a resort hotel casino project on the Site.

SPECIAL USE PERMITS FOR EXPANSION OF GAMING ENTERPRISE DISTRICT AND HIGH IMPACT PROJECT

Even though the Site is not located within the Las Vegas Boulevard Gaming Corridor, pursuant to Title 30.48.260 and NRS 463.3086, the Site is eligible for consideration to be part of the GED. The Applicant can and will demonstrate that the services in this location are adequate; the proposed project will not unduly impact public services and the quality of life enjoyed by residents in the surrounding neighborhood; the project will enhance, expand and stabilize employment; that the project is compatible with surrounding uses; the Site is planned and zoned for a resort hotel casino; the Site is not within 500'

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of a developed residential zoned district and 1,500' from a school and place of worship; and all other requirements.

Here, the Site is (1) master planned CT and zoned H-1, which allow for resort hotel casinos; and (2) is located between other properties and developments within the GED by way of example: (a) the Hard Rock Hotel and Casino is immediately to the east, (b) MGM is immediately to the southwest, (c) west of the Site are properties located within the Las Vegas Boulevard Gaming Corridor including Paris Hotel and Casino and Planet Hollywood Hotel and Casino. Additionally, the Site the Gaming Complex portion of the Site is not within 500' of residential and the Site is not within 1,500' of a school or place of worship. The Site is currently entitled (via various extension of times as mentioned above) to be in the GED and the Site has continuously maintained appropriate signage on the Site notifying the public the Site is within the GED. The project will be a significant boost to employment and overall benefits to the economy. While there is existing infrastructure, the Applicant will upgrade the infrastructure including adding additional network of roads. Based on the above factors, a special use permit incorporating the Site into the GED is appropriate.

As further discussed below in the Design Review, the Applicant is also requesting a special use permit for a High Impact Project (HIP). Here, the project on the Site is proposing greater than 1,200 rooms with daily vehicular trips greater than 8,000. Because of the intensity of the project, the Applicant is requesting a special use permit to allow a HIP. Since the Site is located within the Las Vegas Boulevard Gaming Corridor and previously approved as a HIP, a special use permit for a HIP is appropriate.

DESIGN REVIEW AND RELATED WAIVERS

The Site is approximately 60 acres and is located on the northeast corner of Koval and Harmon. The Site is zoned H-1 and master planned CT. As such, a resort hotel casino and other entertainment venues are appropriate on the Site. The Site is adjacent to the Hard Rock Hotel and Casino and just east of Las Vegas Boulevard. After completion of the Site, the Site will be bound by Rochelle Avenue to the north and Rochelle Avenue will connect Koval Lane and Paradise Road. The Applicant is proposing 4 towers on the Site. The towers are primarily tinted glass with extended slabs running horizontally to provide enhanced articulation. At the base of the towers, there is the casino floor at ground level, retail on the mezzanine level, and convention space above the mezzanine level. The elevations for this portion of the building provide architectural enhancements and articulation for pop out windows with glazing mutins and stiles and accent colors.

The Applicant is proposing both a Gaming Complex and a Non-Gaming Complex on the Site with associated waivers. Each is addressed separately below:

- **Gaming Complex**

The Gaming Complex portion of the Site is located along the eastern and northern portions of the Site. The Gaming Complex will include the following:

- 5,291 hotel rooms;
- Two showrooms/concert venues with approximately 3,590 seats;

- A resort-style pool with poolside bungalows/villas and cabanas;
- A decorative lagoon feature;
- A spa facility;
- 2,951,199 square feet of low rise which includes the following:
 - 328,538 square feet of casino space and amenities;
 - 688,637 square feet of meeting space;
 - Approximately 25 restaurants and bars and other hotel amenities;
- A five-level subterranean parking garage with 10,138 parking spaces (shared with the Non-Gaming Complex)

As part of the design review, the Applicant is requesting the following waivers:

Loading Dock Waiver – Title 30.60.070 requires 59 loading spaces for the Gaming Complex. However, after analysis by the Applicant, the Site is providing 15 loading spaces which are consistent with similar projects of this nature.

7 **Parking Reduction**- The Applicant is requesting to reduce the number of parking spaces required. The reduction is appropriate as it is within the standard 30% reduction typical with hotel casino resorts in the GED. Additionally, a significant amount of guests will arrive by taxi, limo, private car, ride-sharing, or by foot. To further support the Applicant's request, a parking analysis letter from Kimley-Horn engineers is submitted concurrently with this application. Accordingly, the reduction is appropriate.

- **Non-Gaming Complex**

The Non-Gaming Complex portion is located at the southwest corner of the Site (near the Harmon Avenue and Koval Lane intersection). The Non-Gaming Complex lies entirely inside the 500' GED residential setback from the pre-existing residential use at the southeast corner of Harmon Avenue and Koval Lane. The Non-Gaming Complex will include the following:

- 255 hotel rooms;
- A resort-style swimming pool; and
- Approximately 63,766 square feet of retail outlets (including restaurant uses)

As part of the design review, the Applicant is requesting the following waivers:

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Loading Dock Waiver – Title 30.60.070 requires four (4) loading spaces for the Non-Gaming Complex. The Applicant is providing a total of 15 loading docks for both the Gaming and Non-Gaming Complexes.

Pedestrian Realm Deviation – As approved in the 2009, the Applicant is requesting a significant pedestrian Realm designed within the noted dedication of Koval Lane. The pedestrian realm is designed to be friendly to pedestrian traffic and a dramatic expansion of the existing sidewalk.

Parking Reduction – The Applicant is requesting to reduce the number of parking spaces required. The reduction is appropriate as it is within the standard 30% reduction typical with hotel casino resorts within the GED. Additionally, a significant amount of guests will arrive by taxi, limo, private car, ride-sharing, or by foot. To further support the Applicant's request, a parking analysis letter from Kimley-Horn engineers is submitted concurrently with this application. Accordingly, the reduction is appropriate.

SPECIAL USE PERMIT TO INCREASE BUILDING HEIGHT

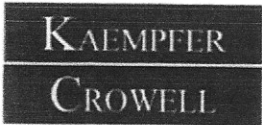
The Applicant is proposing to building four (4) towers ranging in heights from 392' to 495' in height. In an H-1 zoned district, building height is allowed up to 100' but with a special use permit approval an increase in building height is allowed. Here, the Applicant is requesting a special use permit to allow Tower 1 to be built at a height of 495', Tower 2 to be built at a height of 399', Tower 3 to be built at a height of 392', and Tower 4 to be built at a height of 399'. The proposed heights are compatible with the building heights within the Las Vegas Boulevard Gaming Corridor and specifically less than a quarter mile from the Westgate Tower at the northwest corner of Harmon Avenue and Audrie Street and less than one half mile from City Center. Additionally, the Applicant has received FAA determination to build up to 495'.

The Applicant is essentially seeking new entitlements that are nearly identical to what was approved about a decade ago and that have been continuously renewed with extensions of time. We thank you in advance for your time and consideration.

* *Due to the pending application on a portion of the Site, the Applicant requests the following condition to be placed on the application: "Upon issuance of the building permits for the project associated with UC-19-0574, any Gaming Enterprise District approval attached to the multi-family portion of APN 162-21-601-005 shall be expunged."*

SUMMARY OF NEIGHBORHOOD MEETING

A neighborhood meeting was held on Monday, July 15, 2019 at the Paradise Community Center. Approximately 7 people attended. We addressed questions about the history of site and likely traffic impacts on Koval and Harmon. Since this application in effect extends approvals that are currently in place on the site, no significant objections were raised against the application.



August 20, 2019
Page 5

We thank you in advance for your time and consideration.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in black ink that reads "Juzovich".

Jennifer Lazovich

JJL/amp

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10/15/19 PC AGENDA SHEET

MULTIPLE FAMILY RESIDENTIAL
(TITLE 30)

PARADISE RD/TWAIN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0668-R R E F I I C G M OFFICE LLC:

USE PERMITS for the following: 1) multiple family residential development; and 2) increase density.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) increase perimeter wall height; and 3) reduce parking lot landscaping.

DESIGN REVIEW for a multiple family residential development on 5.4 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located 250 feet east of Paradise Road, 625 feet south of Twain Avenue within Paradise. TS/jt/jd (For possible action)

RELATED INFORMATION:

APN:

162-15-302-013; 162-15-401-002

USE PERMITS:

1. Multiple family residential development.
2. Increase density to 75 units per acre where 50 units per acre is the maximum and up to 100 units per acre is allowed with a use permit per Table 30.40-7 (a 50% increase).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 86 feet where 50 feet is the maximum per Table 30.40-3 (a 72% increase).
2. Increase perimeter wall height to 10 feet where 6 feet is the maximum per Section 30.64.020 (a 67% increase).
3. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3900 Paradise Road
- Site Acreage: 5.4
- Number of Units: 400

- Density (du/ac): 75
- Project Type: Multiple family residential development
- Number of Stories: 5
- Building Height (feet): 86
- Square Feet: 410,380
- Open Space Required/Provided (square feet): 40,000/51,269

Parking

- Proposed Multiple Family Residential (required/provided): 643/747
- Existing Shopping Center (required/provided): 259/171
- Total Combined (required/provided): 902/918

Site Plan

The site plan depicts a proposed multiple family development located on the east side of an existing shopping center, set back approximately 45 feet from the north and east property lines and 50 feet from the south property line. An office building was previously located on this site; however, that building suffered significant fire damage and is currently being demolished. The proposed multi-family building maintains the existing cross access with the shopping center to the west, and no new curb cuts are proposed for Paradise Road. Overall parking for the multi-family development and the shopping center includes 918 parking spaces where 902 parking spaces are required. A trash room and adjacent parallel loading space are located on the northeast side of the building.

Drive aisles and parking spaces encircle the proposed multiple family development, and access to the parking garage is provided on the east side of the development. The parking garage is completely surrounded by residential units, so the parking garage is not visible from the right-of-way or adjacent parcels. Three open courtyards are located around the base of the building, and a pool and amenity space are located on the north side of the building.

Landscaping

Amenities include 3 courtyards, a pool at ground level, and a rooftop deck and pool. One courtyard is depicted as a dog park on the landscape plan. A total of 51,269 square feet of open space is provided where 40,000 square feet is required. In addition, the project includes some landscaping around the base of the building and some perimeter landscaping along the north, south, and east property lines. However, some surface parking spaces around the base of the building do not have the required 1 large tree per 6 parking spaces. As a result, a waiver of development standards is necessary to reduce parking lot landscaping.

A 10 foot high decorative CMU screen wall is depicted along the east property line and a portion of the north and south property lines. The remainder of the north and south property lines will include a 6 foot high wrought iron fence with CMU pilasters.

Elevations

The 86 foot tall multiple family complex consists of a variety of parapet walls along the roofline at different heights to provide visual interest. In addition, a variety of elevation planes are off-set on the exterior to reduce the apparent mass. The majority of the building is approximately 66

feet tall; however, certain architectural features extend up to a maximum height of 86 feet. Exterior materials include stucco painted white, gray, medium gray, and black. Other materials include metal picket railing and metal coping.

Floor Plans

Each floor provides a variety of residential units surrounding the internal parking garage, and the top floor includes parking spaces as well as a pool and a rooftop deck. Unit breakdown for the building consists of 109 studio units, 176 one bedroom units, 96 two bedroom units, and 19 three bedroom units for a total unit count of 400.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the development will have a mixed-use feel, since it maintains cross access with the existing shopping center to the west, which includes several restaurant and retail uses. The applicant also indicates that the reduced parking lot landscaping is not visible from the right-of-way or adjacent development since the majority of the site is surrounded by existing CMU walls and adjacent development properties. Landscaping around the base of the building and along the perimeter of the site also helps off-set the reduced landscaping next to the parking spaces. Additionally, the applicant indicates that the increased perimeter wall height up to 10 feet will help block visibility of the garage entrance and will help provide additional security for the site. Lastly, the increased building height is appropriate for the area since abutting developments to the west across Paradise Road exceed 100 feet. In conclusion, the applicant indicates that the project is appropriate for the area and consistent with several policies in the Clark County Comprehensive Master Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0228	Mixed-use development with 311 units	Withdrawn without prejudice	August 2019
UC-18-0079	Major training facility within an existing retail and office complex on a portion of this site	Approved by PC	March 2018
UC-0132-04	Major school	Approved by PC	March 2004
UC-130-85	Retail and office complex	Approved by PC	August 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Commercial Tourist	H-1	Hotel
East	Commercial Tourist	H-1	Multi-family development
West	Commercial Tourist	H-1	Retail & office complex

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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.

Urban Specific Policy 11 in the Comprehensive Master Plan encourages mixed-use development that locates complementary land uses such as housing, retail, offices, services, and public facilities within walking distance of each other. Although this development is not mixed-use, the location and cross access with a shopping center creates an overall mix of complementary land uses that is consistent with policies in the master plan. In addition to Policy 11, the development is consistent with Policy 13, which encourages the integration of new housing and retail that is less auto-dependent, and Policy 14, which encourages infill residential development to revitalize older commercial corridors. Furthermore, the existing infrastructure is in place to accommodate the use, adequate parking is provided on-site, and staff does not anticipate any negative impacts from the residential use or the increase in density. Therefore, staff can support the use permits.

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

The site is located in Community District 1, which is designated for properties that contribute to a regional economic base with the most urban form of development. As a result, projects in Community District 1 typically are taller than projects found elsewhere in Clark County, and as evidence, the project abuts existing development to the west across Paradise Road, which is over 100 feet in height. However, an existing 2 story multiple family residential development is located adjacent to the east side of the site, and the applicant is proposing a 10 foot block wall to help buffer the impacts of the proposed use. The design of the proposed building also contains sufficient design articulation to break-up the apparent mass of the building as viewed from the adjacent existing multiple family residences. Nevertheless, the stark transition between the existing 2 story multiple family residences and the proposed 86 foot high building could be softened with additional landscaping. The site contains parallel parking spaces along the east property line, and parking for the entire shopping center is in excess of Title 30 standards. Staff recommends that some of the extra parallel parking spaces along the east property line be converted to an intense landscape buffer, which will further help buffer the existing 2 story

multiple family buildings from the proposed 86 foot high multiple family building. With this condition of approval, the increase in building height will be more appropriate for the area, and staff can support the increase in building height and the increase in the perimeter block wall height.

Waiver of Development Standards #3

Staff does not anticipate any negative impacts from the reduced parking lot landscaping. Additional landscaping and trees are provided in the amenity areas, around the base of the building, and around the perimeter of the site. Furthermore, the reduced parking lot landscaping is located in an area that is not viewable from the right-of-way or adjacent properties. As a result, staff can support the request.

Design Review

The proposed design is consistent with several policies in the Comprehensive Master Plan. For example, Urban Specific Policy 51 encourages all multiple family developments to provide several amenities such as usable open space, swimming pools, barbeque pits, and community centers. Urban Specific Policy 54 encourages in part, the design and layout of multiple family buildings to be oriented in varying directions relative to each other to avoid the monotony of a linear pattern. Urban Specific Policy 55 encourages design alternatives and spatial distribution rather than massing of buildings, and Urban Specific Policy 54 encourages, in part, parking areas, garages, and covered parking into courts to avoid creating long corridors of parking areas and encourage multi-level parking garages. Consistent with these policies, the project includes a variety of amenities and usable open space. The building includes design components that are non-linear and organized in a unique orientation, elevations of the building contain sufficient architectural enhancements and variety to break-up the mass of the building, and the parking areas are distributed between the parking garage and relatively short linear drive aisles around the perimeter of the building. Therefore, staff can support the design review.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

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

- Convert some of the parallel parking spaces along the east property line to an intense landscape buffer within the 9 foot wide strip, as approved by staff;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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

- Drainage study and compliance;
- Traffic study and compliance.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0502-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CALIDA RESIDENTIAL, LLC

CONTACT: ANTHONY CELESTE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR, SUITE 650, LAS VEGS, NV 89135



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

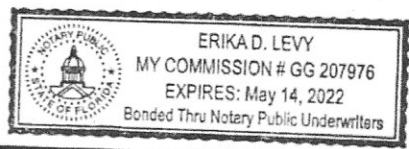
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>8/21/19</u> APP. NUMBER: <u>WC-19-0668</u> PLANNER ASSIGNED: <u>JEX</u> TAB/CAC: <u>PARADISE</u> ACCEPTED BY: <u>JEX</u> TAB/CAC MTG DATE: <u>9/24</u> TIME: <u>7pm</u> FEE: <u>\$1,825</u> PC MEETING DATE: <u>10/15/19</u> CHECK #: <u>INVOICE ONLINE</u> BCC MEETING DATE: _____ COMMISSIONER: <u>TS</u> ZONE / AE / RNP: <u>H-2</u> OVERLAY(S)? <u>MUD 1 & 2</u> PLANNED LAND USE: <u>WPCT</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: <u>N/A</u> APPROVAL/DENIAL BY: <u>N/A</u> COMMENCE/COMPLETE: <u>N/A</u>
	PROPERTY OWNER	NAME: <u>RREF II CG M Office, LLC</u> ADDRESS: <u>2490 Paseo Verde Pkwy #120</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	APPLICANT	NAME: <u>Calida Residential</u> ADDRESS: <u>10777 W. Twain Avenue, Ste 115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-947-2000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>jnelson@thecalidagroup.com</u> REF CONTACT ID #: <u>175451</u>
	CORRESPONDENT	NAME: <u>Kaempfer Crowell - Tony Celeste</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>ajc@kcnvlaw.com</u> REF CONTACT ID #: <u>175451</u>

ASSESSOR'S PARCEL NUMBER(S): 162-15-302-013 and 162-15-401-002
 PROPERTY ADDRESS and/or CROSS STREETS: 3900 Paradise Road
 PROJECT DESCRIPTION: A multi-family development

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

 Property Owner (Signature)* hanging Dir. Juan Cueto
 Property Owner (Print)
 STATE OF Florida
 COUNTY OF Miami Dade

SUBSCRIBED AND SWORN BEFORE ME ON July 10, 2019 (DATE)
 By Juan Cueto
 NOTARY PUBLIC: _____

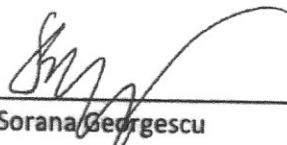


*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

**OFFICER'S CERTIFICATE
RREF II CGM OFFICE, LLC**

I, Sorana Georgescu, hereby certify as follows:

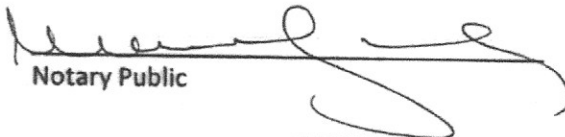
1. I am the Secretary of RREF II CGM OFFICE, LLC, a Delaware limited liability company ("Company") and as such, have authority to execute this Certificate and other documents, pursuant to the Company's Operating Agreement currently in effect.
2. Juan Cueto is a Managing Director of the Company, and as such is authorized to execute documents on behalf of the Company.



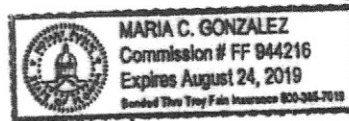
Sorana Georgescu

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

Sworn to and subscribed before me this 19 day of July, 2019, by Sorana Georgescu as Secretary of RREF II CGM OFFICE, LLC, a Delaware limited liability company.



Notary Public



**KAEMPFER
CROWELL**

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW

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Fax: 775.852.3982

CARSON CITY OFFICE
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Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

August 20, 2019

VIA HAND DELIVERY

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

**Re: *Calida Development
Justification Letter – Design Review for Multi-Family Development; Special Use
Permits to (1) Allow Multi-Family Development in an H-1 Zoned District and (2)
Increase Density; and Waiver of Development Standards to (1) Reduce Perimeter
Landscaping and (2) Increase Wall Height to 10’ Along East Property Line and
Portions of the North and South Property Line
APN: 162-15-302-013 & 162-15-401-002***

To Whom It May Concern:

Please be advised our office represents Calida (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 5.4 acres located on the east side of Paradise Road in between Twain Avenue to the north and Flamingo Road to the south. The property is more particularly described as APNs: 162-15-302-013 and 162-15-401-002 (collectively the “Site”). The Site is zoned H-1 and located within the MUD-2 Overlay District. The Applicant is proposing a high-end luxury apartment complex.

Design Review and Special Use Permits to Allow a Multi-Family Development and Increase in Density:

Subject to a special use permit approval, a multi-family project is an appropriate use in an H-1 zoned district with conformance to the R-5 development standards. Also, with a special use permit approval, density may be increased to a maximum of 100 dwelling units per acre. Clark County Planning Staff and the Board of County Commissioners have traditionally been supportive of both use permit requests (allow multi-family and increase density) along the Paradise Road corridor as demonstrated by the approval of UC-0900-16. UC-0900-16 is an approved multi-family complex located in an H-1 zoned district on the southwest corner of Paradise Road and Twain Avenue with an approved density of up to 50 units per acre.

Similar to UC-0900-16, the Applicant is proposing to develop a 400 unit high-end luxury multi-family project on the Site. The proposed density is approximately 75 dwelling units per acre. The Applicant is proposing to build a five (5) story, 66’ tall multi-family buildings. The multi-family building wraps around a multi-level parking garage that is approximately 86’ in

height. The bedroom mix is as follows: 285 studio and one-bedroom units, 96 two-bedroom units, and 19 three-bedroom units. Main access to the Site is from Paradise Road via Corporate Drive. The Applicant is proposing a drive aisle that circulates around the entire Site and leads to the entrance of the parking garage in the rear of the Site facing east. With the parking garage being wrapped by the building and access to the parking garage is from the rear, the parking garage will not be visible from the right-of-way. The design of the project will have a resort style feel with the Applicant providing the following amenities:

- Lushly landscaped resort-style pool, spa, and recreation decks
 - Outdoor kitchen with BBQ grills
 - Seating areas with 75" TVs
 - Seating areas with fire pits
 - Picnic and BBQ areas
 - Dog area
 - Hammock farm
 - Coffee lounge
 - Business Center
 - Resident Lobby
 - Panoramic Views of the Las Vegas Strip
 - Clubhouse featuring:
 - Hospitality Bar with Wifi
 - Game rooms
 - Poker lounge
 - Yoga and spin rooms
 - Full cardio and strength training facility

Although the Applicant is not requesting a mixed-use development, the project will have a mixed-use feel. Immediately to the west is a commercial shopping center with various restaurant and retail uses. The Site and the commercial center have shared access. Additionally, the Site complies with the Multiple Family Residential policies of the Urban Land Use Policies, including, but not limited to the following policies:

- Policy 11 encourages mixed-use development that locates complementary land uses such as housing, retail, office, services, and public facilities within walking distances.
- Policy 12 encourages mixed-use development projects that will address the interrelationship of commercial and residential by providing pedestrian connectivity and compact forms.
- Policy 57 encourages multi-family developments to be located near transit stops and road networks that can accommodate higher residential densities. Here, the Site is located near bus stops.

- Policy 55 encourages spatial distribution rather than the massing of buildings. Here, the buildings are oriented in various directions to avoid the monotone linear pattern. Additionally, the design review shows varied elevations.
- Policy 51 encourages multi-family projects to provide several amenities including usable open space, swimming pools, barbeque pits, and community centers. Here, the additional multi-family units will have complete use of the clubhouse, pool and other usable open space amenities.
- Policy 54 encourages the arrangement of parking areas into courts to avoid long concrete corridors of parking. Here, the parking is dispersed throughout the entire

10/15/19 PC AGENDA SHEET

PHARMACY
(TITLE 30)

BERMUDA RD/PILOT RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0677-B K M H A C 222, LLC & GROUP 206 H A C, LLC:

USE PERMIT for a pharmacy within a portion of an existing warehouse/office building on 3.7 acres in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone.

Generally located on the north side of Pilot Road, 975 feet east of Bermuda Road within Paradise. MN/md/jd (For possible action)

RELATED INFORMATION:

APN:

177-03-114-002

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 600 Pilot Road
- Site Acreage: 3.7
- Project Type: Pharmacy
- Number of Stories: 1
- Square Feet: 6,500 (pharmacy)/37,526 (overall building)
- Parking Required/Provided: 151/186

Site Plans

The plans depict an existing office/warehouse building consisting of 37,526 square feet. A 6,500 square foot tenant space within the existing building is proposed to be utilized as a pharmacy. Access to the project site is granted via an existing commercial driveway along Pilot Road. The existing building and proposed pharmacy require 151 parking spaces where 186 parking spaces are provided.

Landscaping

All street and site landscaping exists and no additional landscaping is required or provided with this application.

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Elevations

The plans depict an existing single story building consisting of concrete tilt-up panels painted with neutral, earth tone colors.

Floor Plans

The plans depict an area consisting of 6,500 square feet that will be utilized as a pharmacy. Offices, restroom facilities, break room, copy room, janitor closet, and a server room are depicted on the plans.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing a pharmacy to serve the 35,000 members of the local Teachers' Health Trust and act as the Trust's pharmacy. The applicant estimates between 500 to 1,000 deliveries to patients each week in Clark County and approximately 50 patients per week as walk-ins. The pharmacy will employ 3 pharmacists and 3 pharmacy technicians. In addition, 10 to 20 couriers will stop by the location to pick up prescriptions to be delivered to patients each afternoon. The site exceeds the current parking requirements of Title 30. The proposed pharmacy is appropriate and compatible in the Hughes Airport Center and the area.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1169-95	Office/warehouse complex consisting of 4 buildings	Approved by PC	August 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Union Pacific Rail Road & office/warehouse buildings
South, East & West	Industrial	M-1	Office/warehouse buildings

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.

Staff does not anticipate any adverse impacts from the proposed pharmacy and finds that the use is compatible with the existing development in the surrounding area. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features; therefore, staff recommends approval.

Department of Aviation

The property lies within the AE-65 (65 - 70 DNL) noise contour for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand.

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 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.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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: ALTO PHARMACY

CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<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 type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>8/23/19</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$675.00</u> CHECK #: <u>2330</u> COMMISSIONER: <u>NAPT</u> OVERLAY(S)? <u>NOPE</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y/ <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y/ <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y/ <input type="checkbox"/> N APPROVAL/DENIAL BY: <u>-</u>	APP. NUMBER: <u>UC-14-0677</u> TAB/CAC: <u>PARADISE</u> TAB/CAC MTG DATE: <u>9/24/19</u> TIME: <u>7:00</u> PC MEETING DATE: <u>10/15/19 7:00 PM</u> BCC MEETING DATE: <u>-</u> ZONE / AE / RNP: <u>M-1/AE-60 & 65</u> PLANNED LAND USE: NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y/ <input type="checkbox"/> N LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
	PROPERTY OWNER	NAME: <u>BKM HAC 222, LLC & GROUP 206 HAC, LLC</u> ADDRESS: <u>c/o BKM Capital Partners LP, 1701 Quail St, Ste 100</u> CITY: <u>Newport Beach</u> STATE: <u>CA</u> ZIP: <u>92660</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>Alto Pharmacy</u> ADDRESS: <u>1400 Tennessee Street #2</u> CITY: <u>San Francisco</u> STATE: <u>CA</u> ZIP: <u>94107</u> TELEPHONE: <u>312-498-0950</u> CELL: _____ E-MAIL: <u>stefan.boyd@alto.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>John Vornsand, AICP</u> ADDRESS: <u>62 Swan Circle</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-896-2932</u> CELL: <u>702-321-8229</u> E-MAIL: _____ REF CONTACT ID #: <u>165449</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-03-114-002
 PROPERTY ADDRESS and/or CROSS STREETS: 600 Pilot Road
 PROJECT DESCRIPTION: Pharmacy in an M-1 Zone

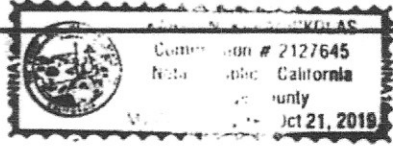
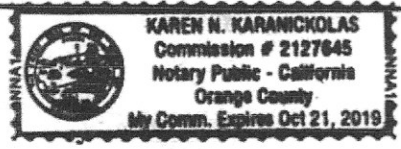
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Property Owner (Signature)* Property Owner (Print)

STATE OF California
 COUNTY OF Orange

SUBSCRIBED AND SWORN BEFORE ME ON Aug 19, 2019 (DATE)
 By Richard Lee

NOTARY PUBLIC: Karen N. Karanickolas



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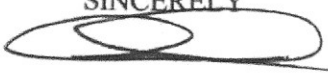
JOHN VORNSAND, AICP
Planning & Zoning Entitlements
62 SWAN CIRCLE
HENDERSON, NEVADA 89074
Phone (702) 896-2932
Email: landuseplanning@embarqmail.com

August 23, 2019

RE: Justification Letter - Special Use Permit - Alto Pharmacy - 600 Pilot Road
APN 177-03-114-002

Alto Pharmacy is requesting a Special Use Permit to establish a pharmacy at 600 Pilot Road in the Hughes Airport Center in an M-1 Zone. Alto Pharmacy is based in San Francisco, California. They are establishing a location in Clark County to serve the 35,000 members of the local Teacher Health Trust and acting as the Trust's pharmacy. Alto Pharmacy is estimating from 500 to 1,000 deliveries to patients in Clark County each week and approximately 50 patients per week as walk-ins. The pharmacy will employ 3 pharmacists and 3 pharmacy technicians. In addition, approximately 10 to 20 couriers will stop by the location to pick up prescriptions to be delivered to patients each afternoon. The site is well parked with parking in excess of Title 30 requirements. The proposed use is appropriate and compatible in the Hughes Airport Center and the area.

SINCERELY



John Vornsand, AICP

PLANNER
COPY

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10/15/19 PC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

WIGWAM AVE/EASTERN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0696-RIOS N & M FAMILY TRUST & WETHERBY GANO & M FAM TR 2010:

USE PERMIT for a proposed place of worship.

DESIGN REVIEW for a place of worship on 1.2 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Wigwam Avenue, 620 feet west of Eastern Avenue within Paradise. MN/md/jd (For possible action)

RELATED INFORMATION:

APN:

177-14-602-012

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2220 E. Wigwam Avenue
- Site Acreage: 1.2
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 4,835
- Parking Required/Provided: 49/49

Site Plans

The plans depict a single story building consisting of 4,835 square feet. The place of worship is set back 10 feet from the east, 148 feet from the north, 103 feet from the west, and 45 feet from the south (Wigwam Avenue) property lines. The building is located at the southeast corner of the project site. An open landscape area consisting of 3,900 square feet is located immediately to the north of the building. A proposed 5 foot wide detached sidewalk is located along Wigwam Avenue. A 5 foot wide pedestrian walkway connects the place of worship to the detached sidewalk along Wigwam Avenue. Four bicycle spaces are located to the northwest of the building. The required trash enclosure is set back 56.5 feet and 65.5 feet from the north and west property lines, respectively. Parking spaces for the site are located along the west and north

sides of the property, and within the interior of the site. The place of worship requires 49 parking spaces where 49 spaces are provided. The plans depict a future office space consisting of 630 square feet that will require additional parking spaces at the time of expansion. Access to the project site is granted via a single proposed commercial driveway along Wigwam Avenue. Access gates to the building are set back a minimum of 46 feet from the south property line adjacent to Wigwam Avenue. The access gates will remain open during business hours. The finished grade of the building will not be more than 18 inches higher than the existing grade on-site.

Landscaping

The plans depict a proposed 15 foot landscape area, including a 5 foot wide detached sidewalk, along Wigwam Avenue. Twenty-four inch box trees, including shrubs and groundcover are located within the landscape area. An intense landscape buffer measuring 10 feet in width, including 24 inch box large evergreen trees, is located along the east and west property lines. A 5.5 foot wide landscape area, including 24 inch box large evergreen trees is provided along the north property line. Four 24 inch box large evergreen trees will be planted between the parking spaces and the west side of the building. Interior parking lot landscaping is equitably distributed throughout the site. A new 6 foot high decorative block wall will be provided along the east property line. Existing 6 foot high CMU block walls are located along the north and west property lines.

Elevations

The overall height of the building measures 35 feet to the top of the roof. The north and south elevations of the building feature a cross that serves as a window. Elongated, vertical windows are also featured on the east and west elevations of the building. The entrance is located on the west side of the building. The building consists of a stucco exterior painted white. A small portion of the west side of the building will be painted royal blue, adjacent to the entrance.

Floor Plans

The plans depict a 4,835 square foot building featuring a sanctuary, narthex (lobby), restroom facilities, offices, conference room, kitchen, storage area, and communications room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the place of worship plans to operate for Sunday services with occasional Bible study during the work week. There will be no educational facilities associated with the Church. The facility will employ approximately 6 employees/volunteers during the workweek and when Church services or Bible study courses take place. The place of worship is designed to hold a congregation of 250 people.

The subject property is currently filled with weeds and trash. The property is one of the last undeveloped properties along this section of Wigwam Avenue, thus making it a perfect candidate for a small infill development project. The Church will be the perfect addition in a community

with wonderfully diverse uses ranging from single family residences, retail and offices to educational developments. All of these uses are within short walking distances from each other.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0354-03	Zone change to reclassify the project site from R-E to C-P zoning for an office complex	Denied by BCC	May 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac)	R-E	Single family residential development
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential development
East	Residential Low (up to 3.5 du/ac)	R-E	Single family residential development
West	Residential Low (up to 3.5 du/ac)	R-D	Single family residential development

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.

With appropriate building siting, proper building massing and scale, required parking, and appropriate buffering, a place of worship can be consistent and compatible with residential neighborhoods in accordance with Title 30 and the Comprehensive Master Plan. Other places of worship have been approved and developed in residential areas with little or no adverse impact to the community. Staff does not have an issue with the proposed use; therefore, can support the request. However, staff is concerned with the design and overall height of the place of worship.

Design Review

Staff finds the architecture and height of the proposed building are designed to minimize impacts to the surrounding residential and commercial areas. Immediately to the west of the project site are 2 story single family residences with an overall height of 33 feet. The office building at the northwest corner of Eastern Avenue and Wigwam Avenue, 400 feet east of the project site, is 35 feet in height. Careful consideration was given to the overall height of the place of worship, which does not exceed 35 feet in height. Urban Specific Policy 19 of the Comprehensive Master

Plan states scale relationships between buildings and adjacent developments should be carefully considered. The overall design and height of the proposed place of worship are compatible with the residential neighborhood within the immediate area. The perimeter landscaping surrounding the building meets and/or exceeds Code requirements; therefore, staff can support the overall design of the place of worship as it meets the goals and policies of the Comprehensive Master Plan.

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

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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

- Drainage study and compliance;
- Full off-site improvements;
- Commercial curb return driveways per Uniform Standard Drawings 222.1 and 225;
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0503-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMES AND DELOIS MCCRAY

CONTACT: KEN SMALL, SSA ARCHITECTURE, LLC, 7040 LAREDO STREET, SUITE C, LAS VEGAS, NV 89117

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<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"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>8/29/19</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$1,950.00</u> CHECK #: <u>3/75</u> COMMISSIONER: <u>NAFT</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: <u>-</u>	APP. NUMBER: <u>UC-19-0696</u> TAB/CAC: <u>PARADISE</u> TAB/CAC MTG DATE: <u>9/24/19</u> TIME: <u>7:00</u> PC MEETING DATE: <u>10/15/19</u> 7:00 BCC MEETING DATE: <u>-</u> ZONE / AE / RNP: <u>R-E / NONE / NONE</u> PLANNED LAND USE: <u>WPRL</u> NOTIFICATION RADIUS <u>500'</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
	PROPERTY OWNER	NAME: <u>Gano Wetherby</u> ADDRESS: <u>8585 Hansen St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-296-4148</u> CELL: <u>Same</u> E-MAIL: <u>ganojw@gmail.com</u>	
	APPLICANT	NAME: <u>James and DeLois McCray</u> ADDRESS: <u>2070 Rose Pine Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89502</u> TELEPHONE: <u>702.436.2737</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Ken Small, SSA Architecture, Small Studio Associates, LLC</u> ADDRESS: <u>7040 Laredo St., Suite C</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702.878.1718</u> CELL: _____ E-MAIL: <u>erniep@smallstudioassoci</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-14-602-012
 PROPERTY ADDRESS and/or CROSS STREETS: 2220 E. Wigwam Ave, Las Vegas, NV 89123
 PROJECT DESCRIPTION: Place of worship (Church)

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

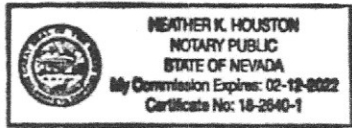
 Property Owner (Signature)*

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 19, 2019 (DATE)
 By Gano Wetherby

NOTARY PUBLIC:



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

SSA ARCHITECTURE

Small Studio Associates, LLC
7040 Laredo Street, Suite C
Las Vegas, Nevada 89117-3044
702 8731718 702 8731726 fax
www.smallstudioassociates.com

August 28, 2019

Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106

UC-19-0696

PLANNER
COPY

Re: Justification Letter for a place of worship
2220 E. Wigwam Ave
Las Vegas, NV 89123
APN #: 177-14-602-012

To whom it may concern:

This 1.11-acre property is undeveloped and is currently in escrow. The new owners would like to construct a 4,835 sf church. There will be no educational facilities attached to this church. This church plans to operate for Sunday services with occasional Bible study courses during the work week. This facility will employ approximately 6 employees/volunteers during the workweek and when church services or Bible study courses take place. Some employees will be part-time. Additional volunteers will be used during Sunday services. The church is designed to hold a congregation of 250 people.

Proposed Work Scope

1. Construction of an approximately 4,835 s.f. single story church. Refer to the attached drawings.
2. Construction of a 49 stall parking with a Title 30 compliant trash enclosure and one 32' wide public works compliant driveway. Refer to attached drawings.
3. Addition of site landscaping using plants and trees approved on the Southern Nevada Regional Planning Coalition, Regional Plant List will be included in the site design. Refer to the attached drawings.

Request

1. We respectfully request a special use permit for a place of worship as allowed under Title 30 for properties zoned as (RE) Rural Estate Residential.
2. As this property is on undeveloped land, we respectfully request a design review as allowed under Title 30.

Justification

This property is undeveloped and is currently filled with weeds and trash. The property is one of the last undeveloped property along this section of Wigwam Ave; thus making it a perfect candidate for a small infill development project. This church will be the perfect addition in a community with wonderfully diverse uses ranging from single family residences, retail and offices to educational developments. All of these uses are within short walking distances from each other.

Submitted on behalf of the property owner,

Ken Small

Ken Small, AIA, CSI, CDT
SSA Architecture
Small Studio Associates, LLC
Architect license#3745



10/15/19 PC AGENDA SHEET

DETACHED ACCESSORY
STRUCTURE
(TITLE 30)

MOUNTAIN PARADISE WY/SKYWALKER AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0702-WILCZYNSKI SHERYL & ARTHUR:

WAIVER OF DEVELOPMENT STANDARDS to increase the accessory structure height in conjunction with a single family residence located on 0.5 acres in an R-1 (Single Family Residential) Zone.

Generally located on the west side of Mountain Paradise Way, 20 feet south of Skywalker Avenue within Paradise. JG/lm/jd (For possible action)

RELATED INFORMATION:

APN:

161-30-813-008

WAIVER OF DEVELOPMENT STANDARDS:

Increase accessory structure height (RV garage) to 20 feet 8 inches where 14 feet is permitted per Table 30.40-2 (a 47.5% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5517 Mountain Paradise Way
- Site Acreage: 0.5
- Project Type: Detached accessory structure in conjunction with a single family residence
- Number of Stories: 1
- Building Height (feet): 20 feet 8 inches
- Square Feet: 2,677 (existing residence)/1,702 (proposed garage)

Site Plan

The plan depicts an existing 2,677 square foot single family residence located in the northerly portion of the lot. The proposed accessory structure is located 16 feet 6 inches from the west property line, 8 feet from the south property line, and 63 feet from the east property line (centerline of private street Mountain Paradise Way) with the structure set back 50 feet from the

existing pavement on Mountain Paradise Way, and separated by 11 feet from the existing residence.

Landscaping

Existing mature landscaping exists in the front (east), north side yard, and rear (west) yard, along with a 10 foot wide landscape easement along the west property line with mature pine trees on the outside of the subdivision.

Elevations

The proposed accessory building will have similar exterior materials (painted stucco exterior with tile roofing) to match the residence. The building will range in height from 14 feet 8 inches to 20 feet 8 inches. There will be 2 roll-up doors on the east elevation for the 2 garage openings with the northerly garage opening having an internal window wall feature. The north elevation includes a pedestrian door and windows that will have a minimum height of 8 feet. The south elevation includes windows located 14 feet above grade. All elevations include decorative wall sconce lights.

Floor Plans

The floor plan depicts a 1,702 square foot RV garage with an area for an over height vehicle and a lower height area for storage that includes a bathroom and utility sink.

Applicant's Justification

The applicant indicates that they have submitted the plans to the Building Department and were informed the maximum height allowed in the zoning district is less than designed. The applicant also indicates that the garage door opening is designed at 14 feet which matches the maximum height of the accessory building allowed in the district. The applicant has submitted a Homeowner's Association Neighborhood Awareness Statement that includes support from 4 separate adjacent property owners.

Prior Land Use Requests

Application Number	Request	Action	Date
XC-0080-97	Reduced the rear yard setback for 27 lots to 15 feet for the subdivision	Approved by PC	March 1997
VS-0084-96	Vacated and abandoned patent easements and a portion of Gateway Road	Approved by BCC	March 1996
VC-2057-95	Reduced the front setback to a garage to 15 feet and permit 10 foot high gated entry walls in the front setback	Approved by PC	February 1996
ZC-0319-95	Reclassified 7.9 acres from R-E to R-1 zoning for a single family residential subdivision, reduce the section line setback to 25 feet and reduce the street intersection offset for entry streets	Approved by BCC	July 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South & East	Residential Suburban (up to 8 du/ac)	R-1	Single family residences in the same subdivision
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residences & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 standards may justify an alternative.

Urban Specific Policy 19 of the Comprehensive Master Plan states that scale relationships between buildings and adjacent developments should be carefully considered. Staff finds the accessory structure (RV garage) meets all other Code requirements, including setbacks and architectural details. The proposed structure will be screened by the existing mature landscaping along the exterior of the subdivision to the west. Additionally, the structure will have similar exterior materials (painted stucco exterior with tile roofing) to match the residence, and does not anticipate any negative impacts on the adjacent neighborhood due to the increase in height. Lastly, the applicant has submitted a letter of awareness with 4 signatures from the adjoining neighbors in support of the garage structure; therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- 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: 1 letter with 4 signatures

PROTESTS:

APPLICANT: ARTHUR WILCZYNSKI

CONTACT: ARTHUR WILCZYNSKI, 5517 MOUNTAIN PARADISE WAY, LAS VEGAS, NV 89120

DRAFT

10/16/19 BCC AGENDA SHEET

MASSAGE
(TITLE 30)

SPRING MOUNTAIN RD/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-19-400111 (UC-0729-06)-R & G HOLDINGS, LLC:

USE PERMIT TENTH APPLICATION FOR REVIEW of a massage business in conjunction with an existing shopping center on 0.6 acres in a C-2 (General Commercial) Zone in the Asian Design Overlay District.

Generally located 275 feet north of Spring Mountain Road, 215 feet east of Arville Street within Paradise. JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:

162-18-510-002

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4350 Spring Mountain Road
- Site Acreage: 0.6
- Project Type: Massage establishment
- Square Feet: 2,193 (lease space)

Site Plans/History

The original plans depict a 2,193 square foot massage therapy establishment located within a lease space in the northwest corner of an existing shopping center (Arville Square). In-line retail buildings are located along the east and north sides of the shopping center, and a larger 22,150 square foot retail building is located on the west side of the shopping center. Several smaller buildings are located on pad sites with cross access. Vehicular access to the shopping center is provided by driveways on both Spring Mountain Road and Arville Street.

The original use permit for the massage establishment was in accordance with the regulations contained within Title 30 which allowed massage establishments to operate 24 hours. In June 2008, Title 30 was amended to add hours of operation for massage establishments of 8:00 a.m. to 9:00 p.m. During the extension of time of the massage establishment in October 2010, the Las Vegas Metropolitan Police Department (LVMPD) confirmed criminal activity at the location and

//

as a result, the Planning Commission (PC) imposed restricted hours of 8:00 a.m. to 9:00 p.m. consistent with Title 30. Following the second extension of time, a waiver of conditions to allow the business to operate from 11:00 a.m. to 12:00 a.m. was denied at the April 19, 2011 PC meeting. The applicant applied for a third extension of time with a request to change the previously imposed hours of operation from 8:00 a.m. to 9:00 p.m. to a later opening and closing time of 10:00 a.m. to 11:00 p.m. which was ultimately approved by the PC on August 16, 2011. A fourth extension of time was denied by the PC but approved on appeal by the Board of County Commissioners (BCC) in September 2012 with no change to the hours of operation. In January 2014, the BCC approved a sixth extension of time and a companion item UC-0729-06 (WC-0120-13) to allow hours of operation from 10:00 a.m. to 1:30 a.m. In February 2015, the BCC approved the seventh extension of time for the massage establishment and a companion item UC-0729-06 (WC-0156-14) to allow hours of operation from 10:00 a.m. to 3:00 a.m. The ninth application for review was approved by the BCC in March 2019 with a review date of September 6, 2019 and a condition to limit the hours of operation from 8:00 a.m. to 9:00 p.m. due to 2 employees being arrested for soliciting prostitution.

Floor Plans

The lobby area is located next to the main entrance to the suite, with an office area adjacent to the lobby. A circular hallway provides access to 7 separate massage rooms, break room, kitchen, shower room, and restroom.

Previous Conditions of Approval

Listed below are the approved conditions for AR-19-400004 (UC-0729-06):

Current Planning

- Until September 6, 2019 to review as a public hearing;
- Hours of operation limited to 8:00 a.m. to 9:00 p.m.
- 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.

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.

Listed below are the approved conditions for UC-0729-06 (AR-0004-17):

Current Planning

- Until January 22, 2019 to review;
- Applicant is advised that any change in circumstances or regulations may be justification for the 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.

Building/Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system.

Listed below are the approved conditions for UC-0729-06 (ET-0155-14):

Current Planning

- Until February 18, 2017 to review;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Building/Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system.

Listed below are the approved conditions for UC-0729-06 (WC-0156-14):

Current Planning

- Hours of operation from 10:00 a.m. to 3:00 a.m.

Building/Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system.

Listed below are the approved conditions for UC-0729-06 (WC-0120-13):

Current Planning

- Until January 5, 2015 to review;
- Hours of operations from 10:00 a.m. to 1:30 a.m.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

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.

Listed below are the approved conditions for UC-0729-06 (ET-0119-13):

Current Planning

- Until January 5, 2015 to review.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system.

Listed below are the approved conditions for UC-0729-06 (ET-0002-13):

Current Planning

- Until January 5, 2014 to review.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that upon approval of change in use of the property, applicant to update CCWRD Customer Service account for change in existing plumbing fixtures use codes, as well as for any needed additional capacity and/or connection fees that need to be addressed.

Listed below are the approved conditions for UC-0729-06 (ET-0083-12):

Current Planning

- Until January 5, 2013 to review;
- All applicable standard conditions for this application type.
- Applicant is advised that all non-permitted signage including but not limited to banners must be removed; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that additional capacity and connection fees will need to be addressed.

Listed below are the approved conditions for UC-0729-06 (ET-0057-11):

Current Planning

- Until July 5, 2012 to review;
- Hours of operations from 10:00 a.m. to 11:00 p.m.;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-0729-06 (ET-0096-10):

Current Planning

- Until July 5, 2011 to review with the Planning Commission retaining the discretion to allow the business to return to 24 hour operation based on information presented at the future hearing;
- Hours of operations shall be limited to 8:00 a.m. to 9:00 p.m.;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-0729-06 (ET-0159-08):

Current Planning

- Until July 5, 2010 to review;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-0729-06:

Current Planning

- 2 years for review;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Applicant's Justification

The applicant states that there have been no issues identified since the last review. The use permit allows the establishment to compete with other like businesses in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-400004-19 (UC-0729-06)	Ninth application for review of a massage establishment – hours limited from 8:00 a.m. to 9:00 p.m.	Approved by BCC	March 2019
UC-0729-06 (AR-0004-17)	Eighth application for review of a massage establishment	Approved by BCC	March 2017
UC-0729-06 (ET-0155-14)	Seventh extension of time to review a massage establishment	Approved by BCC	February 2015
UC-0729-06 (WC-0156-14)	Waived conditions of a use permit requiring hours of operation be limited from 10:00 a.m. to 1:30 a.m. – hours limited from 10:00 a.m. to 3:00 a.m.	Approved by BCC	February 2015

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0729-06 (WC-0120-13)	Waived conditions for a use permit requiring hours of operation be limited from 10:00 a.m. to 11:00 p.m. – hours limited from 10:00 a.m. to 1:30 a.m.	Approved by BCC	January 2014
UC-0729-06 (ET-0119-13)	Sixth extension of time to review a massage establishment	Approved by BCC	January 2014
UC-0729-06 (ET-0002-13)	Fifth extension of time to review a massage establishment	Approved by BCC	March 2013
UC-0729-06 (ET-0083-12)	Fourth extension of time to review a massage establishment	Approved on appeal by BCC	September 2012
UC-0729-06 (ET-0057-11)	Third extension of time to review a massage establishment – hours limited to 10:00 a.m. to 11:00 p.m.	Approved by PC	August 2011
UC-0729-06 (WC-0008-11)	Waived conditions for a use permit requiring hours of operation be limited to 8:00 a.m. to 9:00 a.m. for the massage establishment	Denied by PC	April 2011
UC-0729-06 (ET-0096-10)	Second extension of time to review a massage establishment - hours limited to 8:00 a.m. to 9:00 p.m.	Approved by PC	October 2010
UC-0729-06 (ET-0159-08)	First extension of time to review a massage establishment	Approved by PC	July 2008
UC-0729-06	Original application for a massage establishment in conjunction with an existing shopping center	Approved by PC	July 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Mini-warehouse
East	Commercial General	M-1	Office/warehouse
South & West	Commercial General	C-2	Retail

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

During the last review, the Las Vegas Metropolitan Police Department (Metro) shared with staff that an undercover operation was conducted on January 29, 2019, and during the operation, 2 employees of this business were arrested for soliciting prostitution. In response to the subject application for review, Metro indicated there have been no reported criminal activities. However, the Business License Department has suspended the business license for the establishment due to the arrests for soliciting prostitution in January 2019, open complaints for prostitution, and history of non-compliance. Based on this information, staff recommends the hours of operation continue to be in accordance with AR-19-400004 and current Title 30 requirements (8:00 a.m. to 9:00 p.m.) and that the operational status of the establishment be determined by the outcome of the ongoing efforts with the Business License Department. For this reason, staff is recommending approval of the review with no change to the hours of operation and conditions to remove the time limit and that the business license for the establishment be in good standing (either licensed or temporarily licensed) with the Business License Department within 60 days of approval. If the business license is not in good standing within 60 days of approval of the review, the use permit will become invalid.

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

- Remove the time limit;
- Hours of operation limited to 8:00 a.m. to 9:00 p.m.;
- Establishment to be in good standing (licensed or temporarily licensed) with the Business License Department within 60 days of approval or the special use permit will become invalid.
- Applicant is advised that at any point in time the business license for the subject establishment is revoked, the special use permit will become invalid.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: BRISK OCEAN PROPERTIES DBA MACAU HEALTH SPA MASSAGE
CONTACT: KIRK KENNEDY, 815 S. CASINO CENTER BOULEVARD, LAS VEGAS, NV
89101

DRAFT

10/16/19 BCC AGENDA SHEET

RETAIL BUILDING
(TITLE 30)

LAS VEGAS BLVD S/HARMON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-19-400116 (UC-18-0512) -FX LUXURY LAS VEGAS II, LLC:

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) on-premises consumption of alcohol (service bar & supper club); and 2) art gallery/studio; and 3) vehicle rental (scooters).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit an art gallery/studio outside where required to be inside an enclosed building; and 2) permit vehicle rental to be conducted outside where required to be inside an enclosed building.

DESIGN REVIEWS for the following: 1) a proposed retail structure for vehicle rentals (scooters); 2) an outside display area with a proposed vehicle rental business; and 3) an outside art gallery/studio location in conjunction with an existing retail center on 4.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the east side of Las Vegas Boulevard South, 850 feet south of Harmon Avenue within Paradise. JG/tk/jd (For possible action)

RELATED INFORMATION:

APN:

162-21-301-018; 162-21-301-019

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3755 Las Vegas Boulevard South
- Site Acreage: 4.5
- Project Type: Vehicle rental (scooters) with outside display, outside art studio and gallery, and on-premises consumption of alcohol
- Number of Stories: 1
- Building Height (feet): 22 to 27
- Square Feet: 14,300 existing building/68 proposed retail structure
- Parking Required/Provided: 84/488

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History & Site Plans

The site is an existing commercial center with access from Las Vegas Boulevard South. The existing building for the commercial center is located approximately 71 feet from Las Vegas Boulevard South with the parking for the facility located to the rear (east) of the building. Between the existing building and Las Vegas Boulevard South is a pedestrian plaza which includes a 15 foot wide sidewalk/pedestrian access easement and an outside dining area in conjunction with, but separated from a food court. The outside dining area is located on the southwestern portion of the site, is surrounded by a 4 foot high fence and is separated from the food court and another outside dining area by the sidewalk/pedestrian access easement. Between this fence and the sidewalk/pedestrian access easement is a 3 foot wide shy distance. The owners of the site have determined that the outside dining area is not necessary and are requesting to repurpose it for a vehicle rental business and an outside art gallery/studio. The plans depict a small retail structure for the vehicle rental business that will be set back 10 feet from the property line. This structure is located in the northwest corner of the fenced in outside dining area. The plans also depict 5 scooters to be displayed within the fenced area in conjunction with the rental business. Scooters that will be rented to the public will be stored in the parking area to the east of the commercial center. The art gallery/studio is located on the southwest corner of the fenced area and consists of chairs and easels for an artist to paint and display artwork.

The supper club/service bar is located within the existing food court, which is part of the existing building. The difference between these uses is how the drink service is provided. The use is a service bar when a customer orders a drink and a server brings it to the table. With a supper club the customer is given the drink at a bar or point-of-sale counter. Information provided by the applicant indicates that both of these drink service methods may be used.

Landscaping

No changes were proposed or required to existing landscape areas with this project.

Elevations

The existing building is 1 story with a maximum height of 27 feet. The existing building has a flat roof behind parapet walls and the exterior has a stucco finish with aluminum and glass store fronts. The proposed retail structure is 1 story with a maximum height of 11 feet. The proposed building has a flat roof behind a parapet wall and will be constructed with materials and a color scheme that are consistent with the existing building. The plans depict an entry door on the north side of the proposed buildings with windows on the east, west, and south sides of the building. The windows on the east and west sides of the building will be customer service windows.

Floor Plans

The existing building has an area of 14,300 square feet which is divided into various sized lease spaces for retail and restaurant uses. The proposed retail building has an area of 68 square feet.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0512:

Current Planning

- 1 year review as a public hearing;
- Relocate artist area to the southeast corner of the enclosure.
- 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; 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0382-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that this review is a condition of the approval from the Notice of Final Action for the use permits for all three businesses located on the subject property. The applicant is requesting to not have further reviews as the business owners have been in compliance with all conditions.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0512	Vehicle rental, supper club, and art gallery/studio	Approved by BCC	August 2018
UC-18-0175	Vehicle rental with a design review for outside display	Approved by BCC	May 2018
WS-0815-16	Reduced the special setback to Las Vegas Boulevard South and allow a roof sign	Approved by BCC	January 2017
WS-0332-15 (WC-0072-16)	Waived the minimum 5 foot high fence around the outside dining area	Approved by BCC	July 2016
WS-0332-15	Alternative landscaping and screening with reduced setbacks and non-standard improvements within the right-of-way for a new plaza area, and façade changes to a portion of the existing retail center	Approved by BCC	July 2015
UC-0095-14	An amusement/theme park with waivers of development standards and design review for an amusement park with associated buildings and structures	Denied by BCC	November 2014
WS-0044-13	Outside retail sales structures in conjunction with an existing shopping center - expired	Approved by BCC	March 2013
RS-0025-08	Record of Survey	Reviewed by staff	February 2008

There have been multiple other land use applications prior to 2008, which included portions of this site and other adjacent parcels.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Hawaiian Marketplace shopping center & Polo Towers
South	Commercial Tourist	H-1	Part of the overall Cable Center shopping center
East	Commercial Tourist	H-1	MGM Grand Resort Hotel
West	Commercial Tourist	H-1	CityCenter resort complex & CVS Pharmacy

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval. The applicant states that the businesses identified in the use permit have been in compliance with all the requirements outlined in the Notice of Final Action and have had no issues with the Code Enforcement, Las Vegas Metropolitan Police or the Southern Nevada Health District. The management has changed within all the businesses related to this review; however, the new management has remained compliant with all conditions. Therefore, staff can support this request to remove the time limit.

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

- Remove the time limit.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: COLLARMELE PARTNERS

CONTACT: LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 S. 4TH STREET,
LAS VEGAS, NV 89101

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) <u>UP-15-0512</u> (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>8-21-19</u> PLANNER ASSIGNED: <u>TLC</u> ACCEPTED BY: <u>TLC</u> FEE: <u>1425</u> CHECK #: COMMISSIONER: <u>JG</u> OVERLAY(S)? PUBLIC HEARING? <input checked="" type="checkbox"/> Y / N TRAILS? Y / N PFNA? Y / N APPROVAL/DENIAL BY:	APP. NUMBER: <u>AR 19-400116</u> TAB/CAC: <u>PARADISE</u> TAB/CAC MTG DATE: <u>9/24</u> TIME: <u>7PM</u> PC MEETING DATE: BCC MEETING DATE: <u>10/16 9AM</u> ZONE / AE / RNP: <u>H1</u> PLANNED LAND USE: <u>PDS CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y / N LETTER DUE DATE: COMMENCE/COMPLETE:
	PROPERTY OWNER	NAME: <u>SG Vegas Owner LLC c/o Collarmele Partners</u> ADDRESS: <u>3743 Las Vegas Blvd #204</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>(702) 795-2256</u> CELL: E-MAIL: <u>Michael.McKaron@collarmelepartners.com</u>	
	APPLICANT	NAME: <u>Collarmele Partners contact: Mike McKaron</u> ADDRESS: <u>above</u> CITY: STATE: ZIP: TELEPHONE: CELL: E-MAIL: REF CONTACT ID #: <u>194991</u>	
	CORRESPONDENT	NAME: <u>Brown, Brown and Premsrirut contact: Lora Dreja</u> ADDRESS: <u>520 South 4th Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702) 598-1408</u> CELL: E-MAIL: <u>Lora@Brownlawlv.com</u> REF CONTACT ID #: <u>170880</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-21-301-018, 019
 PROPERTY ADDRESS and/or CROSS STREETS: 3755 Las Vegas Blvd
 PROJECT DESCRIPTION: ART STUDIO, VEHICLE RENTAL, SUPPORT CLUB

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

Property Owner (Signature)* [Signature] Eric Gadi Property Owner (Print)
 STATE OF New York
 COUNTY OF Westchester
 SUBSCRIBED AND SWORN BEFORE ME ON 08/22/19 (DATE)
 By [Signature]
 NOTARY PUBLIC: Jack Braha

JACK BRAHA
 NOTARY PUBLIC STATE OF NEW YORK
 NEW YORK COUNTY
 LIC. #01BR6212252
 COMM. EXP. 10/13/24

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

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LAW OFFICE

Brown, Brown & Prensirut

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

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

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

August 21, 2019

Comprehensive Planning and Development
500 Grand Central Parkway
Las Vegas, NV 89155

**Re: Annual Review for supper club, outdoor scooter rental, outdoor art studio
3755 Las Vegas Blvd South.
162-21-301-018, 019**

Dear Madam/Sir:

Per the conditions of Notice of Final Action UC-18-0512, we submit an annual review for the use permits listed above. Note that management of all three businesses have changed over the last year.

None-the-less, the new supper club operator continues to conduct business per county standards. As such, we request this use permit be approved with no further reviews.

Outdoor art studio. We request this activity be allowed to continue for the next 24 months or until the new property owners begin retrofitting the area; whichever comes first.

Outside vehicle rental. We request the current operator be allowed to continue for the next 24 months or until the new property owners begin retrofitting the area; whichever comes first.

We are happy to work with staff to take measures that ensure these outdoor uses do not create visual clutter in the corridor and exist in an orderly way within the pedestrian realm.

Lora Dreja
Land Entitlements
Brown, Brown and Prensirut
(702) 598-1408

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