



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

February 11, 2020

7:00 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Maureen Helm at 702-606-0747 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members:

Jon Wardlaw – Chair
Susan Philipp
Raymond Berg

John Williams - Vice Chair
Bart Donovan

Secretary:

Maureen Helm 702-606-0747, mhelmtab@gmail.com

County Liaison:

Blanca Vazquez 702-455-8531, bva@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- III. Approval of Minutes January 28, 2020 (For possible action)
- IV. Approval of Agenda for February 11, 2020 and Hold, Combine or Delete Any Items (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
 LARRY BROWN - JAMES GIBSON - JUSTIN JONES – MICHAEL NAFT - TICK SEGERBLOM
 YOLANDA KING, County Manager

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.

VI. Planning & Zoning

1. **WS-19-0975-AMERICA FIRST FEDERAL CREDIT UNION:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a proposed financial services building (America First Credit Union) in conjunction with an approved retail center on 3.8 acres in the C-1 (Local Business) Zone. Generally located on the northeast corner of Maryland Parkway and Silverado Ranch Boulevard within Paradise. MN/sd/jd (For possible action)
PC 2/18/20
2. **UC-20-0026-BUTLER FRANK JAMES & EDRAINE:**
USE PERMIT to allow a proposed accessory structure (detached garage) to exceed one half the footprint of the principal dwelling in conjunction with a proposed single family residence on 1.1 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the southwest corner of Lamb Boulevard and Callahan Avenue (alignment) within Paradise. JG/sd/jd (For possible action)
PC 3/3/20
3. **UC-20-0041-BIG KAHUNA PROPERTIES, LLC:**
USE PERMIT for a proposed experimental laboratory (industrial hygiene) on a portion of 5.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Pama Lane, approximately 265 feet west of Eastern Avenue within Paradise. JG/sd/jd (For possible action)
PC 3/3/20
4. **UC-20-0045-PATRON INVESTMENTS, LLC:**
USE PERMITS for the following: 1) restaurant; and 2) outside dining.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce driveway departure distances from the intersection; and 3) modified driveway design standards.
DESIGN REVIEW for a proposed restaurant building on 0.9 acres in an M-1 (Light Manufacturing) (AE-70) Zone. Generally located on the north side of Sunset Road and the east side of Windy Road within Paradise. MN/rk/jd (For possible action)
PC 3/3/20
5. **VS-20-0013-ROHANI PARVEZ & NAJMI RUHIYEH:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Pebble Cove, and between I 215 and Spencer Street within Paradise (description on file). MN/tk/jd (For possible action)
PC 3/3/20
6. **WC-20-400004 (WS-0048-10) -WINDMILL PARTNERS, LLC:**
WAIVER OF CONDITIONS of a waiver of development standards requiring a sign to be black faced with 12 inch to 24 inch backlit letters. Generally located on the north side of Windmill Lane, 290 feet east of Bermuda Road within Paradise. MN/bb/jd (For possible action)
PC 3/3/20

7. **WS-20-0020-LEVINE INVESTMENTS, LP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the distance between freestanding and monument signs along a street frontage; and 2) increase the number of monument signs.
DESIGN REVIEWS for the following: 1) freestanding sign; and 2) monument signs in conjunction with a commercial development and hotel on a 4.7 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the south side of Tropicana Avenue, 330 feet west of Koval Lane within Paradise. JG/nr/jd (For possible action) **PC 3/3/20**
8. **WS-20-0046-JENKINS NEVADA TRUST & JENKINS CARRIE L TRS:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of La Mirada Avenue, 200 feet east of Mira Vista Street within Paradise. JG/rk/jd (For possible action) **PC 3/3/20**
9. **AR-20-400006 (UC-1050-17)-CHINA TOWN RETAIL, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) a massage establishment; and 2) retail uses.
DESIGN REVIEW for an exterior and interior remodel of a portion of an existing building within an existing shopping center on 1.2 acres in an H-1 (Limited Resort and Apartment) Zone in the Asian Design Overlay District. Generally located on the north side of Spring Mountain Road, 570 feet west of Valley View Boulevard within Paradise. JJ/tk/jd (For possible action) **BCC 3/4/20**
10. **UC-20-0016-3450 S. MARYLAND PARKWAY, LLC:**
USE PERMIT for a major training facility (vocational training).
DESIGN REVIEW for a proposed major training facility on a portion of 57 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Maryland Parkway and the south side of Desert Inn Road within Paradise. TS/sd/jd (For possible action) **BCC 3/4/20**
11. **UC-20-0029-EASTSIDE CONVENTION CENTER, LLC:**
USE PERMIT for deviations as depicted per plans on file.
DEVIATIONS for the following: 1) reduced separation between freestanding signs; 2) allow freestanding signs that are not located in landscaped or rockscaped areas; 3) increase the number of directional signs; and 4) all other deviations as depicted per plans on file.
DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign plan (LINQ Resort/Hotel, LINQ Promenade, & Harrah's Resort/Hotel); 2) increase the overall freestanding sign area; 3) increase the number of wall signs; 4) increase overall wall sign area; and 5) increase overall hanging sign area on a portion of 28.1 acres for the Caesars Forum Convention Center in conjunction with existing resort hotels (The LINQ, Harrah's, & Flamingo) and commercial/retail/dining and entertainment center (LINQ Promenade) on approximately 29.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Koval Lane, 900 feet north of Flamingo Road within Paradise. TS/pb/jd (For possible action) **BCC 3/4/20**

- 12. **ZC-20-0025-SCHOOL BOARD OF TRUSTEES:**
ZONE CHANGE to reclassify 1.2 acres from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced driveway separation; and 2) alternative driveway geometrics.
DESIGN REVIEW for an elementary school on 9.8 acres. Generally located on the south side of Hacienda Avenue and the west side of Tamarus Street within Paradise (description on file). JG/pb/ja (For possible action) **BCC 3/4/20**

VII. General Business
 None

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

IX. Next Meeting Date: February 25, 2020

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations
 Paradise Community Center- 4775 McLeod Dr.
 Clark County Library- 1401 E. Flamingo Rd.
 Sunset Park- 2601 E. Sunset Rd.
 Fire Station 38- 1755 Silver Hawk Ave
<https://notice.nv.gov/>



Paradise Town Advisory Board

January 28, 2020

MINUTES

Board Members:	Jon Wardlaw –Chair- PRESENT John Williams —Vice Chair- PRESENT Raymond Berg – PRESENT	Susan Philipp – EXCUSED Bart Donovan- PRESENT
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com	
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov	

I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Jared Tasko; Planning, Blanca Vazquez; Town Liaison

Meeting was called to order by Chair Wardlaw at 7:07 p.m.

II. Public Comment:
None

III. Approval of December 10, 2020 Minutes

Moved by: Williams
Action: Approve as submitted
Vote: 4-0 Unanimous

Approval of Agenda for January 28, 2020

Moved by: Williams
Action: Approve with changes
Vote: 4-0 Unanimous

IV. Informational Items

None

V. Planning & Zoning

1. **TM-19-500263-PILGER FAMILY HOLDINGS LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 2.6 acres in an H-1 (Limited Resort and Apartment) (AE-70 & AE-75) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Post Road (alignment) within Paradise. MN/jt/jd (For possible action) **PC 2/4/20**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

2. **UC-19-1006-HACIENDA AVENUE PROPERTIES, LLC:**
USE PERMIT for a major training facility (welding) on a portion of 4.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Hacienda Avenue and the east side of Wynn Road within Paradise. MN/bb/jd (For possible action) **PC 2/18/20**

MOVED BY-Donovan
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

3. **WS-19-0975-AMERICA FIRST FEDERAL CREDIT UNION:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a proposed financial services building (America First Credit Union) in conjunction with an approved retail center on 3.8 acres in the C-1 (Local Business) Zone. Generally located on the northeast corner of Maryland Parkway and Silverado Ranch Boulevard within Paradise. MN/sd/jd (For possible action) **PC 2/18/20**

Applicant NO SHOW. Return to the February 11, 2020 Paradise town board meeting

4. **WS-19-0990-EAGLE PARADISE, LLC & THAYERACK, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase animated sign area; and 2) increase freestanding sign area.
DESIGN REVIEW for a freestanding sign with increased animated sign area in conjunction with a shopping center on 5.3 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Harmon Avenue and the east side of Paradise Road within Paradise. JG/bb/jd (For possible action) **PC 2/18/20**

MOVED BY-Berg
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

5. **AR-19-400167 (UC-1037-17)-2640 E. TROPICANA, LLC:**
USE PERMIT SECOND APPLICATION FOR REVIEW for a taco cart (trailer) not located within an enclosed building in conjunction with an existing tire sales and installation facility on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Tropicana Avenue and Topaz Street within Paradise. TS/tk/jd (For possible action) **BCC 2/19/20**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

6. **DR-19-0999-CORNER INVESTMENT COMPANY, LLC:**
DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign package; 2) increase animated sign area; and 3) increase the number of animated signs in conjunction with an existing resort hotel (The Cromwell) on 4.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Flamingo Road within Paradise. TS/al/ja (For possible action) **BCC 2/19/20**

MOVED BY-Wardlaw
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

7. **ET-19-400171 (NZC-0741-16)-SHERWOOD PLACE, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME on a condition of a zone change to reclassify 0.5 acres from R-4 (Multiple Family Residential - High Density) Zone to R-5 (Apartment Residential) Zone to correct density issues for an existing apartment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) alternative automobile parking layout; 3) waive landscaping; and 4) trash enclosure setbacks.
DESIGN REVIEW for an existing apartment complex in Midtown Maryland Parkway Overlay District. Generally located on the north side of Elizabeth Avenue, 325 feet east of Maryland Parkway within Paradise (description on file). JG/lm/jd (For possible action) **BCC 2/19/20**

MOVED BY-Wardlaw
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

8. **UC-19-0922-FX LUXURY LAS VEGAS I, LLC:**
USE PERMITS for the following: 1) tourist club; 2) restaurants; 3) on-premises consumption of alcohol (service bar, supper club, tavern); 4) retail sales and services; and 5) offices.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) alternative landscaping.
DESIGN REVIEW for modifications to an existing commercial building and parking garage on 1.0 acre in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/al/jd (For possible action) **BCC 2/19/20**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

9. **UC-19-0959-EAGLE INVESTMENTS 1, LLC:**
USE PERMIT to allow a financial services, specified (high interest loan) establishment.
WAIVER OF DEVELOPMENT STANDARDS to reduce the size of a financial services establishment within an existing commercial building on a portion of 1.8 acres in a C-1 (Local Business) Zone. Generally located on the southeast corner of Tropicana Avenue and Decatur Boulevard within Paradise. MN/sd/jd (For possible action) **BCC 2/19/20**

MOVED BY-Berg
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

10. **UC-19-0974-ELVI ASSOCIATES, LLC:**
USE PERMIT for a proposed school (K through 6th grade) in conjunction with an existing office complex on 3.3 acres in a C-1 (Local Business) (AE-65) Zone. Generally located on the east side of Maryland Parkway, approximately 235 north of Rochelle Avenue within Paradise. TS/sd/jd (For possible action) **BCC 2/19/20**

Withdrawn without prejudice per applicant

11. **UC-19-0997-HARSCH INVESTMENT PPTYS-NV LLC:**
USE PERMIT for outside dining.
WAIVER OF DEVELOPMENT STANDARDS for reduced setback to a shade structure.
DESIGN REVIEW for outside dining and new shade structure on a portion of 18.3 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District. Generally located on the south side of Spring Mountain Road and the east side of Wynn Road within Paradise. JJ/bb/jd (For possible action) **BCC 2/19/20**

MOVED BY-Donovan
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

12. **UC-19-1004-GRIMM NORTON 2, LLC:**
USE PERMIT to allow long/short term lodging in conjunction with a hotel currently under construction on 2.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Sierra Vista Drive and University Center Drive within Paradise. TS/al/jd (For possible action) **BCC 2/19/20**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

13. **UC-20-0003-VAUSE FAMILY TRUST & VAUSE GARY & LINDA M. TRS:**
USE PERMIT for day care.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) reduced setbacks for a shed; 3) modify trash enclosure standards; 4) tandem parking; and 5) local street access.
DESIGN REVIEW for a day care facility on 0.3 acres in an R-1 (Single-Family Residential) Zone. Generally located on the west side of Nellis Boulevard and the north side of Powell Avenue within Paradise. TS/bb/jd (For possible action) **BCC 2/19/20**

MOVED BY-Donovan
• Deny Waivers of standards #3
APPROVE- Subject to IF approved staff conditions
VOTE: 4-0 Unanimous

14. **WS-19-0993-SHERWOOD PLACE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to waive screening of mechanical equipment.
DESIGN REVIEW for an existing apartment complex on 0.5 acres in an R-5 (Apartment Residential) Zone in the Midtown Maryland Parkway Overlay District. Generally located on the north side of Elizabeth Avenue, 325 feet east of Maryland Parkway within Paradise. JG/lm/jd
(For possible action) **BCC 2/19/20**

MOVED BY-Wardlaw
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

- VI. General Business
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be February 11, 2020
- IX. Adjournment
The meeting was adjourned at 7:54 p.m.

RETAIL BUILDING
(TITLE 30)

MARYLAND PKWY/SILVERADO RANCH BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0975-AMERICA FIRST FEDERAL CREDIT UNION:

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a proposed financial services building (America First Credit Union) in conjunction with an approved retail center on 3.8 acres in the C-1 (Local Business) Zone.

Generally located on the northeast corner of Maryland Parkway and Silverado Ranch Boulevard within Paradise. MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:
177-23-401-003

WAIVER OF DEVELOPMENT STANDARDS:
Reduce throat depth for driveways to 60 feet where a minimum of 75 feet is the standard per Uniform Standard Drawing 222.1 (a 20% reduction)

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 3.8
- Project Type: Retail building
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 3,300 (Credit Union)
- Parking Required/Provided: 112/123

Site Plans

The plans depict a proposed retail building for a future branch of America First Credit Union to be located in the southwest portion of the lot. The overall site was originally approved through a zone change application that included waivers for throat depth and design review for a commercial center. A condition of approval stated that all individual pad sites require a design review as a public hearing. Pad "A" is located on the southeast corner adjacent to the driveway

access; Pads "B" and "C" are located 10 feet from the east property line; and Pads "D" and "E" are located on the northwest corner and west side of the subject site respectively. The plans show parking spaces distributed throughout the site. Five foot wide pedestrian walkways are shown throughout the development, providing connection between the proposed bank building, the pad sites, and sidewalks along Silverado Ranch Boulevard and Maryland Parkway. Access to the site is provided by 2 driveways, with 1 driveway from Maryland Parkway and 1 driveway from Silverado Ranch Boulevard. Loading spaces are shown adjacent to the south exterior of Pad "B" and adjacent to the west exterior of Pad "D". The proposed credit union building will also provide drive-thru banking services with dedicated one way traffic and signage to help direct traffic.

Landscaping

The landscape plan is already approved with the previous application. There are existing attached sidewalks along Maryland Parkway and Silverado Ranch Boulevard. The plans show 15 foot wide landscape areas along Maryland Parkway and Silverado Ranch Boulevard. A minimum 10 foot wide landscape area consisting of evergreen trees is located along the north half of the east property line, adjacent to the existing residential development. The plans show a proposed 6 foot high decorative masonry wall and a 10 foot wide landscape area consisting of large evergreen trees on the north side of the site, and the south side of Gary Avenue. The evergreen trees will provide the required screening buffer adjacent to the existing residential development across Gary Avenue. Parking lot landscaping complies with Code.

Elevations

The plans show a 1 story bank building with flat roof behind a parapet wall. The exterior of the building will be constructed of a mix of brick, stone, glass fiber reinforced concrete, tinted glass windows and doors with different types of glazing and metal roofing. ATM's are shown on the south elevation. A drive-thru teller machine is shown on the plans with 2 drive aisles and will be dedicated as one way for the financial services establishment. The colors will be earth tone with blue trim to include a space for signage. The total height of the building is approximately 26 feet.

Floor Plans

The proposed bank building has an area of 3,300 square feet and will consist of a lobby, waiting area, offices, teller line, remote teller area, storage room, vestibule, breakroom, and bathrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that America First Federal Credit Union (AFCU) is under contract to purchase the subject site and would like to construct the proposed AFCU branch location on a 1 acre portion of the parcel. Since the original approval, AFCU has been rebranding their branch layouts and exterior appearances, and as such, involved a change in the footprint and height. The footprint has increased by 300 square feet. No plans have been submitted for review that involve the other pad sites.

In addition, the applicant states the required throat depth of 75 feet for both driveways is due to site design. The proposed throat depth off of Maryland Parkway is 63 feet, where the proposed throat depth off Silverado Ranch Boulevard will be 60 feet.

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 development
South	Commercial General	C-2	Shopping center
East	Commercial Neighborhood	C-1 & RUD	Commercial retail & single family residential development
West	Commercial General	C-2	CVS store & undeveloped

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0634-17	Vacated and abandoned patent easements	Approved by BCC	November 2017
ZC-0633-17	Reclassified from R-E to C-1 zoning with a waiver for modified street improvements, and design review for proposed bank building and 5 pad sites	Approved by BCC	November 2017

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Design Review

The design of the proposed building complies with Urban Specific Policy 78 of the Comprehensive Master Plan which encourages architectural treatments, including materials and colors on all building sides to eliminate blank elevations along public rights-of-way and areas visible to the general public to improve visual quality. Access points to the proposed commercial development will be off Silverado Ranch Boulevard and Maryland Parkway complying with Urban Specific Policy 66 of the Comprehensive Master Plan which encourages commercial development to provide access points on arterial and collector streets and not on a local neighborhood street. Additionally, the proposed drive-thru lanes for the bank building will be buffered from the public right-of-way by the building and a landscape area along Maryland

Parkway and Silverado Ranch Boulevard, as encouraged with Urban Specific Policy 21 which states that drive-thru facilities and stacking lanes, when contiguous to any public right-of-way, residential use, or pedestrian gathering area, to be obscured from view by an intense landscape buffer. Likewise, staff finds that the proposed site design and layout provide a network of pedestrian walkways between buildings on the site, between the site and adjacent public sidewalks and entrances along Maryland Parkway and Silverado Ranch Boulevard.

The design of the financial services building meets code and offers a design that incorporates architectural enhancements, however, the overall site shows several potential vehicular conflicts. The proposed drive-thru for the bank shows potential vehicular conflicts with a proposed drive-thru for a future building on Pad "A", which meet in a common area of the parking lot that could create traffic congestion. In addition, the proposed drive-thru for Pad "A" as shown on the plans shows access adjacent to the ingress/egress driveway from Maryland Parkway, which creates the need for drivers to make a sharp right turn and could lead to vehicular conflicts. The proposed location for 2 loading zones between Pad "B" and Pad "C" does not appear to demonstrate that a larger vehicle could maneuver within these spaces. Likewise the loading zone adjacent to Pad "D" could require backing-up, which will interfere with overall on-site traffic movement and possibly restrict the access of surrounding uses. Staff does not support the proposed design of the site as presented.

Should this design review be approved it does not constitute approval for the other pad sites as a condition of approval requires a design review as public hearing for all future development on the proposed pad sites.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduced throat depths since the two commercial driveways should see equal use, which will mitigate potential impacts from the reduction.

Staff Recommendation

Approval of the waiver of development standards; denial of the design review.

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:

- Design review as a public hearing for all future development;
- 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;
- Full off-site improvements;
- Right-of-way dedication to include 24 feet to 30 feet for Gary Avenue, or otherwise needed to match new improvements with existing improvements on the east and west sides of the project;
- 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;
- No access to Gary Avenue.

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 #0715-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: ANDERSON WAHLEN & ASSOCIATES

**CONTACT: ANDERSON WAHLEN & ASSOCIATES, 2010 NORTH REDWOOD ROAD,
SALT LAKE CITY, UT 84116**

ACCESSORY STRUCTURE
(TITLE 30)

LAMB BLVD/CALLAHAN AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0026-BUTLER FRANK JAMES & EDRALINE:

USE PERMIT to allow a proposed accessory structure (detached garage) to exceed one half the footprint of the principal dwelling in conjunction with a proposed single family residence on 1.1 acres in an R-E (Rural Estates Residential) (AE-60) Zone.

Generally located on the southwest corner of Lamb Boulevard and Callahan Avenue (alignment) within Paradise. JG/sd/jd (For possible action)

RELATED INFORMATION:

APN:
161-31-603-019

USE PERMIT:
Increase the area of a proposed accessory structure (detached garage) to 1,152 square feet where a maximum area of 1,080 square feet (50% of the footprint of the principal structure) is permitted per Table 30.44-1 (a 7% increase).

LAND USE PLAN:
WINCHESTER/PARADISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 6045 S. Lamb Boulevard
- Site Acreage: 1.1
- Number of Lots/Units: 1
- Project Type: Accessory structure
- Building Height (feet): 18
- Square Feet: 1,152 (accessory structure)/2,160 (proposed principal residence)

Site Plans

The plans depict a single family residential lot with an existing principal structure. The request is to convert the existing single family residence with garage into a proposed accessory structure upon completion of a new principal residence. Currently, the owners reside in the structure, which was built in 2007 and functions as the principal residence. Upon building a new residence

the applicants will move into that structure and convert the existing home and attached garage into an accessory apartment and accessory structure. The converted accessory apartment will be approximately 480 square feet with an attached 1,152 square foot garage. The proposed new principal dwelling will be approximately 1,647 square feet with a 513 square foot attached garage. The proposed single family residence will be located in the center portion of the lot, north of the existing structures. All structures, existing and proposed, currently meet setback requirements. Access to the parcel is from Lamb Boulevard via 2 existing driveways. One driveway will serve the accessory use, while the other will provide ingress and egress to the principal structure.

Landscaping

Landscaping is not proposed or required as a part of this application.

Elevations

The plans depict an existing structure with attached garage that is approximately 18 feet in height with a pitched roof with concrete roof tiles, decorative foam band stucco finish with 2 roll-up garage doors facing east.

Floor Plans

The plans depict an existing dwelling unit and attached garage. The accessory structure is 480 square feet of living area with a bathroom, bedroom and an attached garage. The proposed principal dwelling will be approximately 2,160 square feet and will include bedroom, great room, kitchen, utility and storage room, bathroom, garage, and covered entry. The existing garage is 1,152 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they are going to build a new principal structure on this parcel and currently reside in the existing structure that will be converted to an accessory apartment and garage. The request is to allow for the accessory structure to exceed 50 percent of the principal residence once it is complete. Both the proposed and converted apartment and garage will be architecturally compatible with each other. Building plans have been submitted (BD19-51550) and are on hold for the conclusion of this application.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residences

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 proposed accessory structure meets all setback requirements and is architecturally compatible with the principal residence. The design of the proposed principal residence and the existing accessory structure are in scale with the existing parcel and surrounding area. Together both structures do not exceed the square footage of surrounding residences and structures. The parcel is over 1 acre in size and exceeds the size of adjacent parcels that are under 1 acre. In addition, there is existing landscaping and trees along the east property line and Lamb Boulevard that will provide screening from the street. Staff does not anticipate any significant impacts to the surrounding areas; therefore, staff can support this request.

Department of Aviation

The property lies within the AE 60 (60 - 65 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 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

- 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

- Applicant is advised that any trees located within the right-of-way may be required to be removed at the owner's expense.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 20 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- 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 residents 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: FRANK J. BUTLER

CONTACT: GEMIE KNISELY, GK3 ARCHITECTURE, 2111 EDGEWOOD AVENUE,
LAS VEGAS, NV 89102



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>1/9/20</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>675</u> CHECK #: <u>1048</u> COMMISSIONER: <u>J-G</u> OVERLAY(S)? <u>_____</u> PUBLIC HEARING? <u>(Y) N</u> TRAILS? Y <u>(N)</u> PFNA? Y <u>(N)</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-20-0026</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>2/11</u> TIME: <u>7PM</u> PC MEETING DATE: <u>3/13/20</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-E / AE-60</u> PLANNED LAND USE: <u>RUP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y / N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Frank J. Butler and Edraline Butler</u> ADDRESS: <u>P.O. Box 50507</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89016</u> TELEPHONE: <u>(908) 960-9460</u> CELL: <u>(808) 960-0035</u> E-MAIL: <u>Engiebutler@aol.com</u>	
	APPLICANT	NAME: <u>Frank J. and Edraline Butler</u> ADDRESS: <u>P.O. Box 50507</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89016</u> TELEPHONE: <u>(808) 960-9460</u> CELL: <u>(808) 960-0035</u> E-MAIL: <u>Engiebutler@aol.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Gemie M. Knisely RA</u> ADDRESS: <u>2111 Edgewood Avenue</u> CITY: <u>Las Vegas, NV</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>(702) 932-0455</u> CELL: _____ E-MAIL: <u>Gemie@GK3 Architecture.com</u> REF CONTACT ID #: <u>N/A</u>	


ASSESSOR'S PARCEL NUMBER(S): 161 31 603 019
 PROPERTY ADDRESS and/or CROSS STREETS: 6045 S. Lamb Blvd. Las Vegas NV 89120
 PROJECT DESCRIPTION: SUP to allow an accessory structure below the primary residence

(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)*
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 3 January 2020 (DATE)
 By Frank J. Butler AND Edraline Butler
 NOTARY PUBLIC: Amel W...

Frank J. Butler and Edraline Butler
 Property Owner (Print)

AMBER WAWERS
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 04-18-2020
 Certificate No: 16-2716-1



2

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.

2111 Edgewood Ave • Las Vegas, NV 89102
Phone: 702 932 0455 Fax: 702 932 0456



ARCHITECTURE • PLANNING • INTERIOR DESIGN

January 8, 2020

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155
Tel.: 455-4314
Fax.: 455-3217

UC-20-0026

Re: Special Use Permit
6045 S. Lamb Blvd
Las Vegas, NV 89120
APN: 161 31 603 019

Justification Statement

Ladies and Gentlemen:

GK³ Architecture, on behalf of Frank and Edraline Butler, is requesting the review and approval of a special use permit for a residential project. There is an existing accessory apartment on the property with an attached 1,152 SF garage. We propose to build a separate main residence with 1,647 SF of livable space with an attached 513 SF garage. The owners reside in the accessory apartment and will be building the main residence upon approval of the special use permit. The plans for the main house are in for review at the building department. As designed the project is consistent with the objectives of Title 30 and will not negatively affect neighbors or impact any views.

This project will be an improvement to the area. The approval of the proposed design would not constitute a grant of any special privilege. The building would not allow a use or activity which is not permitted in the R-E Zone and would pose no adverse effect to public health, safety, or welfare.

Thank you for your consideration of these matters.

Sincerely,

Gemie M. Knisely, RA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

USA 2111 Edgewood Ave., Las Vegas, NV 89102 Tel. 702.932-0455 Fax 702.932.0456

EMAIL kevin@gk3architecture.com • gemie@gk3architecture

2

03/03/20 PC AGENDA SHEET

EXPERIMENTAL LABORATORY
(TITLE 30)

PAMA LN/EASTERN AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0041-BIG KAHUNA PROPERTIES, LLC:

USE PERMIT for a proposed experimental laboratory (industrial hygiene) on a portion of 5.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the north side of Pama Lane, approximately 265 feet west of Eastern Avenue within Paradise. JG/sd/jd (For possible action)

RELATED INFORMATION:

APN:
177-02-613-034 ptn

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 6765 S Eastern Avenue
- Site Acreage: 5.2 (portion)
- Project Type: Experimental laboratory
- Number of Stories: 2
- Square Feet: 3,200
- Parking Required/Provided: 279/282

Site Plans

The plans depict an existing experimental laboratory (industrial hygiene) located within an office/warehouse complex. The overall complex is approximately 79,094 square feet with 4 buildings. Each building is divided into eight units. The building that will house the laboratory is located in the southwest portion of the complex. Primary access to the site is via two driveways along Eastern Avenue with an additional shared driveway provided on Pama Lane. The buildings have been placed on the site to allow frontages on Eastern Avenue and Pama Lane.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The plans depict that the buildings are constructed with painted concrete tilt-up panels, with aluminum storefront window and door systems, parapets, reveals, and other architectural features.

Floor Plans

The plans depict a floor plan with offices and laboratory testing areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the experimental laboratory will provide a full range of quality industrial hygiene services, which helps industrial, commercial, and public sector clients assess, understand and monitor environmental and health hazards. A total of 4 employees will work within the laboratory with hours of operation between 8:30 a.m. to 5:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1094-05	Reclassified from C-1 to M-D zoning with a use permit for office as principal use, and a design review for an office	Approved by BCC	August 2005
DR-2129-04	Office/warehouse buildings	Approved by PC	January 2005
ZC-1012-03	Reclassified from C-1 to M-D zoning with a Design review for an office/warehouse complex	Approved by BCC	August 2003
TM-500274-03	1 commercial lot in an C-1 (AE-60 & AE-70) and M-D (AE-60 & AE-70) zone	Approved by PC	August 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South & West	Business and Design/Research Park	M-D	Office/warehouse
East	Public Facilities	P-F	Sunset Park

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 the use is compatible within the existing complex and with the surrounding area. No known issues have arisen over the years with the existing laboratory and staff believes the laboratory will not negatively impact adjoining uses within the business park as encouraged by Urban Specific Policy 99 of the Comprehensive Master Plan; therefore, staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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: SGS NORTH AMERICA, DBA SGS FORENSIC LAB

CONTACT: TIFFANY RIVERA, SGS FORENSICS LABORATORIES, 3777 DEPOT ROAD, SUITE 409, HAYWARD, CA 94545



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>1/15/20</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>675</u> CHECK #: <u>215</u> COMMISSIONER: <u>J-G</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-20-0041</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>2/11</u> TIME: <u>6:30</u> PC MEETING DATE: <u>3/3/20</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>M-D / AE-60</u> PLANNED LAND USE: <u>BDRP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Big Kahuna Properties LLC</u> ADDRESS: <u>5393 Elaine Ct</u> CITY: <u>Castro Valley</u> STATE: <u>CA</u> ZIP: <u>94546</u> TELEPHONE: <u>510-589-5871</u> CELL: <u>510-589-5871</u> E-MAIL: <u>fjv@forensicanalytical.com</u>	
	APPLICANT	NAME: <u>SGS North America, DBA SGS Forensic Labs</u> ADDRESS: <u>201 Route 17 North</u> CITY: <u>Rutherford</u> STATE: <u>NJ</u> ZIP: <u>07004</u> TELEPHONE: <u>609-294-1110</u> CELL: <u>609-618-5349</u> E-MAIL: <u>brian.mcguire@sgs.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Brian McGuire</u> ADDRESS: <u>3777 Depot Rd, Ste 409</u> CITY: <u>Hayward</u> STATE: <u>CA</u> ZIP: <u>94545</u> TELEPHONE: <u>609-294-1110</u> CELL: <u>609-618-5349</u> E-MAIL: <u>brian.mcguire@sgs.com</u> REF CONTACT ID #: _____		

ASSESSOR'S PARCEL NUMBER(S): 177-02613-034

PROPERTY ADDRESS and/or CROSS STREETS: 6765 S. Eastern Ave, Suite 3, Las Vegas, Nevada 89119

PROJECT DESCRIPTION: Environmental Testing Laboratory

(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.

David Kahane DAVID KAHANE (managing member)
 Property Owner (Signature)* Property Owner (Print)

STATE OF Oregon
 COUNTY OF Jackson
 SUBSCRIBED AND SWORN BEFORE ME ON January 08, 2020 (DATE)
 By David Kahane
 NOTARY PUBLIC: _____



3

*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.



SGS North America Inc.
201 Route 17 North (7th Floor)
Rutherford, NJ 07070

UC-20-0041

Re: Special Use Permit – Clark County

Dear Planning Department,

SGS Forensic Labs provides a full range of top quality industrial hygiene environmental laboratory services which help industrial, commercial, and public sector clients assess, understand and monitor potential environmental and health hazards. All of the analytical works is performed in our laboratory facility in Las Vegas, NV. Our analytical capabilities include Polarized Light Microscopy for identification of asbestos in building materials, Phase Contrast Microscopy for quantitation of asbestos fibers in air (non-specific fiber counting), Non-viable Air sample and Non-viable bulk sample analysis for fungal spore's concentrations and MUG testing for bacteria.

Our hours of operation are 8:30am to 5:00pm. There are 4 total employees, all are qualified laboratory analysts. Our clients are environmental consultants, who are local to the region. We do periodically receive samples via courier service from out of state clientele. We provide analytical services to the local environmental consultants who work on residential and commercial buildings in the Las Vegas area on a daily basis. One of our main clients include the local Las Vegas governing agency, Clark County Air Quality Management District, where they submit bulk building material samples for asbestos analysis.

It should be noted that SGS Forensic Labs formerly operated as Forensic Analytical Laboratories from June of 2007 to July of 2019 when SGS completed the aquisition of the business. All operations remain the same as they were prior to the aquisition.

Kind Regards,

Brian J. McGuire, CSP, CHMM, CWD
General Manager

Steven D. Takahashi
Operations Manager

3

03/03/20 PC AGENDA SHEET

RESTAURANT
(TITLE 30)

SUNSET RD/WINDY RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0045-PATRON INVESTMENTS, LLC;

USE PERMITS for the following: 1) restaurant; and 2) outside dining.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce driveway departure distances from the intersection; and 3) modified driveway design standards.

DESIGN REVIEW for a proposed restaurant building on 0.9 acres in an M-1 (Light Manufacturing) (AE-70) Zone.

Generally located on the north side of Sunset Road and the east side of Windy Road within Paradise. MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:
162-32-802-042

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 68 spaces where 76 spaces are required per Table 30.60-1 (an 11% reduction).
2. Reduce the departure distance from a driveway to a street intersection (Uniform Standard Drawing 222.1) to 8 feet along Windy Road where 190 feet is the minimum per Chapter 30.52 (a 96% reduction).
3. Allow a minimum 5 foot commercial driveway throat depth along a public street (Sunset Road), and a minimum 9 foot commercial driveway throat depth along a public street (Windy Road) where a 25 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (an 80% and 64% reduction respectively).

LAND USE PLAN:
WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:
Project Description

General Summary

- Site Address: 2550 W. Sunset Road
- Site Acreage: 0.9
- Project Type: Restaurant with outside dining

- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 7,497
- Parking Required/Provided: 77/68

Site Plans

This is a request for a proposed 1 story, 7,497 square foot fast food restaurant (Tacos El Gordo). The building will face south toward Sunset Road with parking shown on the north, east, and west sides of the building. There will not be a drive-thru associated with this restaurant. The plans also show 2 outside dining patios located on the south side of the restaurant. The project has a common property line with M-1 zoning to the north and east. The proposed building is set back 25 feet from the south property line (Sunset Road), 108 feet from the west property line (Windy Road), 65 feet from the north property line, and 50 feet from the east property line. Access to the site is shown from a driveway on Sunset Road and another on Windy Road. No cross access is shown to the M-1 zoned properties to the north or east.

Landscaping

Street landscaping consists of a 15 foot wide landscape area with a proposed detached sidewalk along Sunset Road. A 10 foot wide landscape area behind an attached sidewalk is shown along Windy Road. Internal to the site landscaping is shown throughout the parking lot and around the building footprint. Along the north and east perimeters of the site the plans depict an existing 6 foot high CMU block wall.

Elevations

The plans depict a 1 story, 28 foot high restaurant building with a flat roof and parapet walls at varying heights. Building materials consist of stucco finished walls, ledgerstone veneer accents, metal awnings, winged roof overhangs, and aluminum storefront systems.

Floor Plans

The plans show a 7,497 square foot restaurant building consisting of dining room, service counter, restrooms, and kitchen. The plans also show 2, approximately 490 and 630 square foot outside dining areas respectively, located on the south side of the restaurant facing Sunset Road.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this site was formerly used for a vehicle storage yard which has now been cleared for the proposed restaurant. The Tacos El Gordo Restaurant is a very popular fast food chain with several locations throughout the Las Vegas Valley. The project will consist of a restaurant and outside dining; however, it will not have a drive-thru. The applicant believes this use will not have a negative impact to the surrounding area since Town Square shopping center is located on the south side of Sunset Road and the properties on the north of Sunset Road are zoned for light industrial uses.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Warehouse complex
South	Commercial Tourist	H-1	Town Square shopping center
East & West	Industrial	M-1	Undeveloped

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.

The proposed uses with this project are discretionary uses in the M-1 zone. Since the areas immediately north and east of the subject site are either zoned or developed with light industrial uses, staff does not anticipate any negative impacts from the proposed uses. The site is located along an arterial street (Sunset Road) and is consistent with Urban Land Use Policy 10 of the Comprehensive Master Plan, which states that site designs should be compatible with adjacent land uses and off-site circulation patterns. In addition, the site is not adjacent to any residential developments; therefore, staff can support the use permit

Waivers of Development Standards

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

Waiver of Development Standards #1

The applicant is requesting an 11% reduction in parking. Part of the reason for the parking reduction is due to a seismic fault line that traverses the site from a diagonal direction. Building regulation prohibits the restaurant from being placed in this area. The subject property is located near the resort corridor where tourists can use alternative modes of transportation. In addition, the site is located on Sunset Road, which is a major transit corridor and a bus station is located adjacent to the site. As a result, alternative modes of transportation are available for both tourists and locals to access the site consistent with goals and policies in the Comprehensive Master Plan; therefore, staff can support the request.

Design Review

Staff finds that replacing a vehicle storage yard with a modern building helps incorporate creative design concepts which enhance the visual quality of commercial uses along Sunset Road. The design of the building, with the variations in building height, complies with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages varying building heights and breaking up the mass of a building. The proposed landscaping also complies with Urban Specific Policy 73, which encourages perimeter and interior parking lot trees for shade and visual relief; therefore, staff can support this request

Public Works - Development Review

Waiver of Development Standards #2

With the large radius at the corner of the site, the departure distance for the Windy Road driveway is only 8 feet where 190 feet is required. Staff finds that any driveway from this site on Windy Road will create a hazard due to existing conditions in the area with the median and with the pan driveway on the south property line of the property just north of the subject site. Exclusive of the throat depth waiver requested for the Windy Road driveway with Waiver of Development Standards #3, staff can support the location of the driveway with an extension of the median, since Windy Road access will be safer than the proposed access on Sunset Road.

Waiver of Development Standards #3

The applicant's justification for the reduced throat depth at both driveways is that 25 foot throat depths are unachievable as they would negatively affect parking and on-site circulation. However, one of the most important parts of the site design is to ensure that vehicles can safely exit the roadway with no conflicts that would cause a vehicle to stop in the driveway and cause stacking into the right-of-way. The Sunset Road driveway is located near the beginning of the right turn lane pocket for Windy Road and vehicles will be travelling at a normal rate of speed as they enter the right turn lane. Similarly, the Windy Road driveway is very close to the intersection with Sunset Road and as vehicles make the turn to northbound Windy Road there will be a very limited opportunity for vehicles to stop in time if vehicles are stacking into Windy Road while attempting to access the site. With almost no throat depth at either driveway, and the other factors mentioned above, there is a greater probably of accidents. Therefore, staff cannot support this request.

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.

The property lies within the AE-70 (70 - 75 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 of the use permits, waiver of development standards #1 and #2, and the design review; denial of waiver of development standards #3.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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;
- Applicant shall extend the median north on Windy Street to a point just south of the driveway that is shared by APNs 162-32-811-005 and 162-32-811-001;
- Reconstruct any unused driveways with full off-site improvements.

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;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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; 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.

Building Department - Fire Prevention

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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: PATRON INVESTMENTS, LLC

CONTACT: JULIA IZZOLO, ZENITH ENGINEERING, 1980 FESTIVAL PLAZA DRIVE,
SUITE 450, LAS VEGAS, NV 89135



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)

(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)

(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)

(ORIGINAL APPLICATION #)

STAFF

DATE FILED: 1/16/20 APP. NUMBER: UC-20-0045
 PLANNER ASSIGNED: Rk TAB/CAC: Paradise
 ACCEPTED BY: _____ TAB/CAC MTG DATE: 2/11/20 TIME: 7:00
 FEE: \$1,825.00 PC MEETING DATE: 3/3/20 TIME: 7:00
 CHECK #: _____ BCC MEETING DATE: _____
 COMMISSIONER: MN ZONE / AE / RNP: M-1
 OVERLAY(S)? _____ PLANNED LAND USE: WP T&D
 PUBLIC HEARING? N NOTIFICATION RADIUS: 500 FT? Y / N
 TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: Patron Investments LLC
 ADDRESS: 1321 3rd Ave.
 CITY: Chula Vista STATE: CA ZIP: 91911
 TELEPHONE: (619) 424-7465 CELL: _____
 E-MAIL: taoselgordobe@gmail.com

APPLICANT

NAME: Patron Investments LLC
 ADDRESS: 1321 3rd Ave.
 CITY: Chula Vista STATE: CA ZIP: 91911
 TELEPHONE: (619) 424-7465 CELL: _____
 E-MAIL: taoselgordobe@gmail.com REF CONTACT ID #: _____

CORRESPONDENT


NAME: Zenith Engineering - Julia Izzolo, PE
 ADDRESS: 1980 Festival Plaza Drive Suite 450
 CITY: Las Vegas STATE: NV ZIP: 89135
 TELEPHONE: 702-866-9535 CELL: 702-835-3496
 E-MAIL: julia@zenith-lv.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-32-02-042
 PROPERTY ADDRESS and/or CROSS STREETS: Sunset and Windy
 PROJECT DESCRIPTION: Restaurant

(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) Miguel Rojas

STATE OF NEVADA
 COUNTY OF CLACK
 SUBSCRIBED AND SWORN BEFORE ME ON 23rd Dec 2019 (DATE)
 By Robyne Ousman
 NOTARY PUBLIC: _____

 ROBYNE OUSMAN
 NOTARY PUBLIC
 STATE OF NEVADA
 Aopt. No. 94-5163-1
 My Appt. Expires July 18, 2022

*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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January 16, 2020

PLANNING DEPARTMENT
CLARK COUNTY DEPARTMENT OF DEVELOPMENT SERVICES
Grand Central Parkway
LAS VEGAS, NEVADA

UC-20-0045

PROJECT JUSTIFICATION LETTER

RE: TACOS EL GORDO RESTAURANT – SUNSET ROAD

To whom it may concern;

We are forwarding to you this justification letter for the Design Review Approval required for proposed use at 2550 W. Sunset Road. The Assessor's Parcel Number is 162-32-802-042. The new 7,497 G.S.F. free-standing single story restaurant will be on the currently vacant northeast corner of Sunset Road and Windy Road.

The project will be a substantial improvement to this corner property. The El Gordo Restaurant is a very popular chain with several restaurants in the Las Vegas Valley. Formerly, this lot was a vehicle junk yard and now has been cleared up for this project.

The project will include the Tacos El Gordo restaurant with No drive thru window. An outdoor patio will form part of the exterior area located on south side of the restaurant. The zoning will remain unchanged. (M-1). The properties to the west, north and east are M-1 zoning classification. Property to the north has warehouse building and the west and east properties are vacant. Property to the south beyond 100 ft. sunset Road is Town Square Development. The restaurant and outside dining use is permitted in M-1 classification with a special use permit approval. Clark County Title 30 site requirements are being met and exceeded with exceptions below.

The restaurant building has been located on the south east portion of the lot. A diagonal minor/old seismic fault has been found on the west side of the lot (northwest to south east direction) which has been untouched, as required by the building's placement (see site plan). Due to this constriction of the site's usable areas, the parking and access has been laid out in most functional and efficient manner.

We request the Waiver of three items of the Development Standards; The first is for quantity of parking stalls required by Clark County Title 30 parking tables. The 7,497 Gross Square Feet require 10 stalls per 1,000 s.f. of enclosed building. Therefore, 75 parking stalls would be required. We propose providing 68 parking stalls (2 being van handicap stalls) that is 9.3% less than the 75 technically required. We are providing, in addition, 4 bicycle racks. There is a turnout bus stop across street on Sunset Road. A 10 ft. by 25 ft. loading zone is also provided for the project. All interior landscaping at parking areas is now provided.

Second item is the following. the intersection this project is located on is traffic light controlled with access turn outs from all directions. The southern lane on Sunset Road approaching intersection is a right turn lane only. The internal parking and emergency vehicle flow is critical in the location of access driveways. Vehicular access to the property from the southern and the western direction can only be achieved from Windy Road. Internal vehicle circulation can only occur with Sunset Road access points. The restaurant has been reduced to One parking entrance from Sunset on the far eastern end of the property at 248' from Windy Road straight curb and the one on Windy Road on the northern part of the property which is 93ft. from Sunset Road straight curb. We have increased vehicular entrance widths to the required 32 ft. There is no possible disruption to street flow taking into account these distances and the dedicated right turn lane on sunset road.

The third item is the following: the required entrance throat dimensions are 35 ft. for the Sunset entrance and 35 ft. on the Windy Road from street curb to shortest interior curb termination entry/exit. The straight portion for Sunset Rd. entrance is 2'-7" beyond the entrance

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radius curb and 9'-1" straight portion beyond radius curb on the Windy Road condition. Technically we would require much deeper throats which are unachievable, negatively affecting interior parking stall count and interior circulation for the project.

We are respectfully requesting that you permit the Tacos El Gordo Restaurant project to be approved as presented.

Thank you.

Ignacio Gonzalez -Principal Architect

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EASEMENTS
(TITLE 30)

SPENCER ST/PEBBLE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0013-ROHANI PARVEZ & NAJMI RUHIYEH:

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Pebble Cove, and between I 215 and Spencer Street within Paradise (description on file). MN/tk/jd (For possible action)

RELATED INFORMATION:

APN:
177-23-102-001 through 177-23-102-003

LAND USE PLAN:
WINCHESTER/PARADISE - OFFICE PROFESSIONAL

BACKGROUND:
Project Description

The applicant is requesting to vacate and abandon the 33 foot wide patent easement that is located on the west side of parcel 177-23-102-001 and the 33 foot wide patent easement that is located on the south side of parcels 177-23-102-001 and 177-23-102-003. This request is for the purpose of developing the property, and will not have a negative impact on the surrounding properties.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0615	Day care with waivers of development standards for reduced setbacks and alternative freeway landscaping, and a design review for a day care and alternative parking lot landscaping	Approved by PC	October 2018
ZC-0358-02	Reclassified the western parcel from R-E to C-P zoning – expired	Approved by BCC	May 2002
ZC-1752-97	Reclassified the eastern 2 parcels from R-E to C-P zoning for an office building – expired	Approved by BCC	December 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-E	Single family residences & undeveloped
South & West	Office Professional	R-E	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residences

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 easements that are 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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PARVEZ ROHANI

CONTACT: MICHAEL HOLTON, HLS SURVEYING, 800 N. RAINBOW BOULEVARD,
SUITE 144, LAS VEGAS, NV 89107

DRAFT

WALL SIGNS
(TITLE 30)

WINDMILL LN/BERMUDA RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-20-400004 (WS-0048-10) -WINDMILL PARTNERS, LLC:

WAIVER OF CONDITIONS of a waiver of development standards requiring a sign to be black faced with 12 inch to 24 inch backlit letters.

Generally located on the north side of Windmill Lane, 290 feet east of Bermuda Road within Paradise. MN/bb/jd (For possible action)

RELATED INFORMATION:

APN:

177-10-411-001

LAND USE PLAN:

WINCHESTER/PARADISE COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 470 E. Windmill Lane
- Site Acreage: 4.3
- Project Type: Wall Sign
- Number of Stories: 1
- Square Feet: 5,367

Site Plans

The plans show an existing 5,367 square foot building within a shopping center. The building is located on a pad site in the southwest corner of this shopping center, and is constructed to within 10 feet of Windmill Lane. A 2,400 square foot restaurant (previously Bachi Burger and currently Juicy Burgers) is occupying one of the suites within the building. The design of this building was approved via DR-1694-06.

Elevations

The north wall includes a storefront glass door entry, utility door, decorative stone columns, and an earth tone painted stucco exterior. The elevation of the north wall for the restaurant depicts a 37 square foot front lit cabinet sign, illuminated with wall attached LED's.

Previous Conditions of Approval

Listed below are the approved conditions for WS-0048-10:

Current Planning

- Convert round lights on the north side of the building facing the residential development to downward facing lights;
- Sign to be black faced with 12 inch to 24 inch backlit letters;
- Property owner to assist the adjacent residential property owner with wall issues;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Signage

Three wall signs are included on the north elevation of the building, and all these signs face the adjacent single family residence to the north of the shopping center. The previously approved restaurant sign was a reverse pan channel and internally lit with white neon faces painted with 3 inch black returns. The darkened letters limited the impact from light on surrounding property. The other 2 wall signs are 2 feet high with either one row of 2 foot high letters or two rows of 1 foot high letters. The proposed new wall sign is 8 feet 2 inches long and 4 feet 6 inches high and will not include darkening treatment to limit light intensity.

Applicant's Justification

The applicant is requesting to install a front lit cabinet sign facing a residential area on the north side of the building at 470 E. Windmill Lane, Suite 100. The new sign will replace the previous 12 inch by 24 inch black faced sign, backlit letters and downward facing lights.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0678-17	Retail and restaurant in conjunction with an existing shopping center	Approved by BCC	October 2017
UC-0866-16	On-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant	Approved by PC	February 2017
UC-0811-15	On-premises consumption of alcohol (service bar) and hookah lounge in conjunction with a proposed restaurant (Suite 170)	Approved by PC	January 2016
UC-0311-13	On-premises consumption of alcohol (supper club) in conjunction with an existing restaurant (Green Revolution)	Approved by PC	July 2013
UC-0342-12	On-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant (Shoku Ramen)	Approved by PC	October 2012
WS-0048-10	Permit wall signs to face a residential use	Approved by PC	April 2010

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0716-09	On-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant (Bachi Burger)	Approved by PC	February 2010
UC-0268-08	On-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant – expired	Approved by PC	May 2008
WS-1401-07	Increased building height in conjunction with an approved retail development and a waiver of conditions to delete all conditions of a zone change (ZC-0448-06)	Approved by BCC	January 2008
ZC-0448-06	Reclassified from R-E to C-1 zoning for a retail center	Approved by BCC	June 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family homes
South	Commercial General	C-2	Shopping center
East	Commercial Neighborhood	C-1	A portion of the same center
West	Commercial Neighborhood	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The general conditions surrounding the restaurant have not changed or significantly improved since receiving approval with conditions in 2010. The residential property located approximately 194 feet north of the restaurant, continues to exist as it did in 2010. A majority of the original landscaping installed at the northwest corner of the property between this building and the residential home has either died or been removed since 2010. The missing trees did not have a chance to reach a height that may have allowed for adequate screening. The owner has not replaced the trees to match the original landscape plan. The proposed sign is not comprised of darkened letters and incorporates brighter colors with a lit background and as such will be less compatible with the original sign and surrounding neighborhood. The original condition is needed to fulfill its intended purpose of limiting exposure to lit signs by surrounding residential uses.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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:

- 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DOMINIC CASE

**CONTACT: DOMINIC CASE, JUICY BURGERS, 470 E. WINDMILL LANE, SUITE 100,
LAS VEGAS, NV 89123**



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 checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>WS-10-0048</u> (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>1/14/20</u> PLANNER ASSIGNED: <u>JVM</u> ACCEPTED BY: <u>JOR</u> FEE: <u>\$475</u> CHECK #: <u>1023</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>LC-20-400004</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>2/11/20</u> TIME: <u>1PM</u> PC MEETING DATE: <u>3/3/20</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-1</u> PLANNED LAND USE: <u>CN</u> NOTIFICATION RADIUS: <u>50</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Windmill Partners LLC</u> ADDRESS: <u>500 E. Windmill Lane Ste. 155</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-825-2012</u> CELL: _____ E-MAIL: <u>baktari@gmail.com</u>	
	APPLICANT	NAME: <u>Juicy Burgers Nevada LLC</u> ADDRESS: <u>470 E. Windmill Lane Ste. 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>509-725-5194</u> CELL: <u>509-847-5287</u> E-MAIL: <u>domcase@aol.com</u> REF CONTACT ID #: <u>198696</u>	
	CORRESPONDENT	NAME: <u>HA - SAME AS ABOVE</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: <u>198696</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-10-411-001
 PROPERTY ADDRESS and/or CROSS STREETS: 470 E WINDMILL LN
 PROJECT DESCRIPTION: Lighting of sign over front door

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

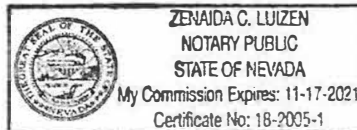
[Signature]
 Property Owner (Signature)*

JONATHAN BAKTARI (MANAGED)
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 14, 2020 (DATE)
 By Jonathan Baktari

NOTARY PUBLIC: [Signature]



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*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.

WC-20-400004

January 14, 2020

RE: Title 30 Waiver


To Whom It May Concern:

We are respectfully requesting a waiver for our logo on the Northside of the building we rent, located at 470 E. Windmill Lane, Ste 100, Las Vegas. We are seeking a waiver (Title 30) to allow our Juicy Burgers wall sign to be lit while facing a residential development without being separated by a street. We have taken over the space from the previous tenant, Bachi Burger, who had approval on April 28, 2010 to light their sign (Ref #WS-0048-10). The previous tenant was approved for black faced 12 inch to 24 inch backlit letters spelling out Bachi Burger and was approximately 12 feet across.

This sign is necessary to properly identify our business and designate the entrance as this is the only customer entrance. The sign will be approximately 200 feet from the property line of the residence to the north. Title 30 requirement that restricts wall signs from facing adjacent residential developments includes the exception of "unless separated by a street". The 200 foot separation between the proposed sign and the property line of that adjacent residential development is greater than the separation an arterial street would provide, which is 100 feet. In addition, an existing intense landscape buffer adjacent to the property line of the residents serves to visually buffer the commercial building from the residence. Also, the backyard of the residence is adjacent to the shopping center as opposed to the front of the residence.

The Juicy Burgers logo is 4' 5-9/16" x 8' 1-5/16". It is a canned lit sign. Square footage is 36.21 sq ft. The drawings are within this packet.

Regards,



Dominic & Cynthia Case
Juicy Burgers
470 E. Windmill Lane, Ste. 100
Las Vegas, NV 89123
509-847-5287

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SIGNS
(TITLE 30)

TROPICANA AVE/KOVAL LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0020-LEVINE INVESTMENTS, LP;

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the distance between freestanding and monument signs along a street frontage; and 2) increase the number of monument signs.

DESIGN REVIEWS for the following: 1) freestanding sign; and 2) monument signs in conjunction with a commercial development and hotel on a 4.7 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone.

Generally located on the south side of Tropicana Avenue, 330 feet west of Koval Lane within Paradise. JG/nr//jd (For possible action)

RELATED INFORMATION:

APN:

162-28-102-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the distance between a freestanding sign and a monument sign on the same side of the street to 42 feet where 100 feet is required along a street frontage per Table 30.72-1 (a 58% reduction).
2. Increase the amount of monument signs to 2 where 1 monument sign per linear foot of street frontage is allowed per Table 30.72-1 (a 100% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 179 E. Tropicana Avenue
- Site Acreage: 4.7
- Project Type: Signs
- Building Height (feet): 28 (liquor store)/26 (restaurant)/60 (freestanding sign)
- Square Feet: 40.6 (north side monument sign)/67.9 (south side monument sign)/369.6 (freestanding sign)

Site Plans

The plans show an elongated parcel with access to Tropicana Avenue to the north and Reno Avenue to the south. Two hotels are being constructed on the site and plans were approved in 2019 for the expansion of a restaurant and a liquor store. The plans depict the locations of existing and proposed signage along the northern property line and the southern property line. A new monument sign is proposed on the eastern side of the north property boundary of the site within a landscape terminal island, the sign is set back 2 feet from the east property line and 10 feet from the north property line. A new freestanding sign will replace an existing freestanding sign in the same location within the parking area on the northern boundary of the site. The freestanding sign will be set back 10 feet from the property line. The replacement freestanding sign and the new monument sign will be 42 feet apart on the north side of the site. Another monument sign is proposed at the entrance to the property from Reno Avenue, 10 feet from the property line and within a landscape terminal island.

Landscaping

Landscaping was approved per UC-19-0710, and is not a part of this request.

Elevations

The plans show 2, ten foot high monument signs and a 60 foot high freestanding sign.

Signage

The plans depict the monument sign on the northern side of the property with 40.6 square foot of signage. The monument sign at the southern entrance has 67.9 square feet of signage. The proposed freestanding sign has 369.6 square feet of signage.

Applicant's Justification

The applicant indicates that the proximity to Las Vegas Boulevard South makes this area a high traffic area where visibility from the street is crucial for the success of a business. The proposed signage is to help existing and new patrons of the various businesses on the site to locate each business easier and to access their business location. The requested waivers for sign separations are due to the nature of the site having a narrow frontage onto Tropicana Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0710	Liquor store & supper club with waiver to reduce parking	Approved by PC	November 2019
WS-0460-17	Reduced parking for 2 motels in conjunction with a restaurant/retail building	Approved by BCC	July 2017
UC-0413-11	Retail sales and packaged alcohol sales	Approved by PC	November 2011
ADR-0341-09	Digital billboard conversion	Approved by ZA	April 2009

Prior Land Use Requests

UC-0805-07	Interactive entertainment theatre - expired	Approved by PC	November 2007
ZC-1094-98	Reclassified the site from C-2 to H-1 zoning for a restaurant and motel with deviations from improvement standards and increased signage	Approved by BCC	August 1998
DR-0005-98	Freestanding porte-cochere	Approved by PC	February 1998
DR-1944-97	Remodel of existing restaurant	Approved by PC	December 1997
VC-0551-97	Reduced parking	Approved by PC	May 1997
VC-1343-96	Special attraction/promotional sign and free standing electronic message panel sign	Approved by PC	September 1996
VC-0656-96	Temporary manufactured office trailer for use with existing motel	Approved by PC	May 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	MGM Grand Hotel & Resort
South	Public Facilities	P-F	Aircraft hangar center
East	Commercial Tourist	H-1	Hotel/motel & convenience store
West	Commercial Tourist	H-1	Undeveloped & hotel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards & Design Reviews

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.

This property was previously approved for 2 hotels, a liquor store and a restaurant with supper club. Along with the redesign of the entire site new signage is the next step in the redesign of the site, which requires a review of the new signage. Title 30 requires at least a 100 foot separation between freestanding signs on a street frontage to ensure better visibility and prevent visual clutter. The request for a waiver of this separation can be seen as appropriate given the location of the signs on the parcel and narrow nature of the properties along Tropicana Avenue. The area has developed with long narrow parcels with several businesses on each parcel, with each business wanting signage to be visible to potential customers. Based on the placement of the

existing buildings, the street signage cannot meet required separations. Proper placement and thoughtful site design in regard to signage are important to the success of any business. The overall design of the site approved in 2019 took into account that new signage would be proposed in the future. The on-site placement of the signs take into account visibility not only from Tropicana Avenue, but sight-zones for customers entering the property from Tropicana Avenue. The design minimizes any potential impacts to the surrounding area; therefore, staff can support the requested waivers and design review.

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.

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

- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

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.

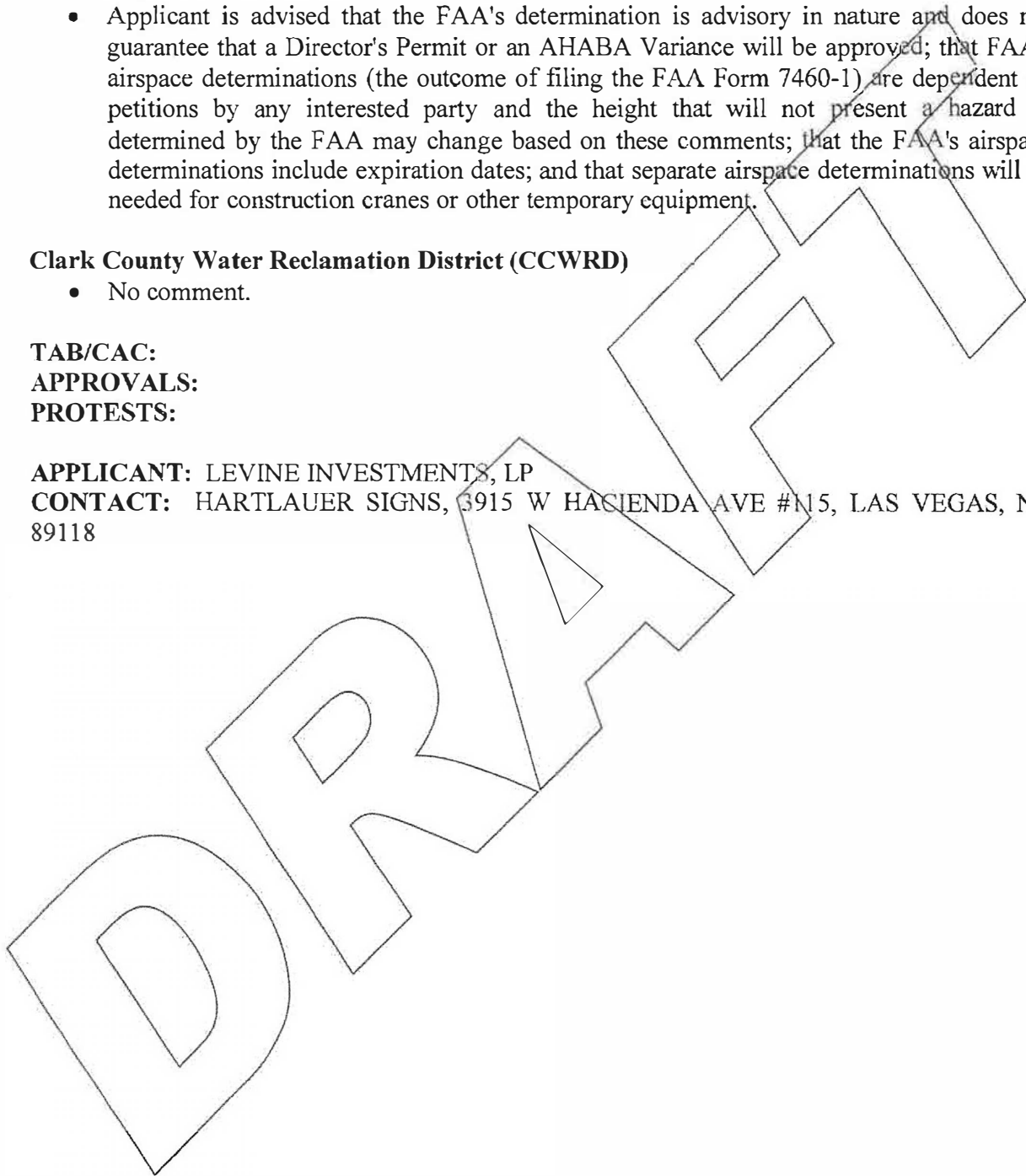
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LEVINE INVESTMENTS, LP
CONTACT: HARTLAUER SIGNS, 3915 W HACIENDA AVE #N15, LAS VEGAS, NV 89118





LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF

DATE FILED: 1/8/20 APP. NUMBER: WS-20-0020
 PLANNER ASSIGNED: PHD TAB/CAC: Paradise
 ACCEPTED BY: _____ TAB/CAC MTG DATE: 2/11 TIME: 7:00
 FEE: \$1,150.00 PC MEETING DATE: 3/3/20
 CHECK #: _____ BCC MEETING DATE: _____
 COMMISSIONER: JG ZONE / AE / RNP: H/AE65
 OVERLAY(S)? MND1 PLANNED LAND USE: CT
 PUBLIC HEARING? N NOTIFICATION RADIUS: 500 SIGN? Y N
 TRAILS? Y N PFNA? Y N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: Levine Investments LP
 ADDRESS: 2801 E. Camelback Road, #450
 CITY: Phoenix STATE: AZ ZIP: 85016
 TELEPHONE: NA FAX: NA
 CELL: NA E-MAIL: NA

APPLICANT

NAME: Levine Investments LP
 ADDRESS: 2801 E. Camelback Road, #450
 CITY: Phoenix STATE: AZ ZIP: 85016
 TELEPHONE: NA FAX: NA
 CELL: NA E-MAIL: NA

CORRESPONDENT

NAME: Jacob Hosmer Hartman Signs
 ADDRESS: 3915 W. Marienda Ave # 115
 CITY: Las Vegas STATE: NV ZIP: 89168
 TELEPHONE: 702-880-4328 FAX: 702-880-4329
 CELL: 702-400-6648 E-MAIL: Jacob@hartmanesigns.com

ASSESSOR'S PARCEL NUMBER(S): 162-28-102-003
 PROPERTY ADDRESS and/or CROSS STREETS: 179 E Tropicana
 PROJECT DESCRIPTION: Design Review for Signs

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

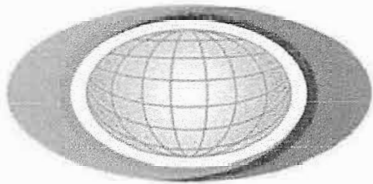
[Signature] Andrew M. Cohn
 Property Owner (Signature)* Authorized Rep.
 Property Owner (Print)

STATE OF Arizona
 COUNTY OF Maricopa
 SUBSCRIBED AND SWORN BEFORE ME ON December 14, 2019 (DATE)
 By Andrew Cohn
 NOTARY PUBLIC: Yisa Bullington



7

*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.



HARTLAUER SIGNS

WWW.HARTLAUER SIGNS.COM

NV Contractor's License Number 0072762 C-6
3915 W. Hacienda Ave. Ste. 115; Las Vegas, NV 89118
(702) 880-4328 Fax (702) 880-4329
jacob@hartlauer signs.com

WS-20-0020

January 08, 2020

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

Re: Holiday Inn Express
APN: 162-28-102-003
Landuse application for Signs.

This application is for (3) proposed freestanding signs. (2) existing signs will be replaced with new signs and a third sign located on the south side of the property will be completely new and accommodate guests entering from the Reno Ave. entrance of the site. Sign #1 is a shared monument sign which meets all code requirements aside from the necessary separation from the proposed shared pylon sign (sign #2). Sign #2 does not meet the necessary separation requirements due to another existing "Coco's" sign, and also exceeds the maximum height allowable by ten feet and we feel that this additional height is necessary due to the presence of other large signs on the same side of the street. Tropicana this near to Las Vegas Boulevard is a very high traffic area and visibility of the sign from all angles is crucial for the success of these new hotels. The nearly completed new hotel structures bring a much-needed upgrade to this area and the aesthetically compatible freestanding signs will be yet another new feature that enhances this revitalized property. The narrowness of the street frontages provides complications in meeting the separations required by code and we humbly ask consideration that these be waived. This small parcel boasts two existing and two new business, and these signs will ensure all new and existing patrons can easily locate and access their desired destination.

Respectfully,

Jacob Hosmer
Hartlauer Signs.

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WALL HEIGHT
(TITLE 30)

LA MIRADA AVE/MIRA VISTA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0046-JENKINS NEVADA TRUST & JENKINS CARRIE L TRS:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of La Mirada Avenue, 200 feet east of Mira Vista Street within Paradise. JG/rk/jd (For possible action)

RELATED INFORMATION:

APN:

177-01-811-003

WAIVER OF DEVELOPMENT STANDARDS:

Increase block wall height to 10.5 feet (up to 2 foot 2 inch retaining with an 8 foot 4 inch screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is permitted per Section 30.64.050 (a 17% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3058 La Mirada Avenue
- Site Acreage: 0.8
- Project Type: Increase wall height
- Wall Height (feet): 10.5

Site Plan

This waiver request is in response to a code violation for additional courses that were added to existing interior side and rear walls. The existing residence is located near the central portion of the site with circular driveway access shown to the south. Around the perimeter back yard of the property decorative courses were added along 2 property lines (the rear and east side walls) in order to match the existing over height wall to the west. The 10.5 foot high wall is located along the east property line and is 129 feet long. Adjacent to this wall is an existing single family residence.

Landscaping

Mature landscaping that includes evergreen and deciduous trees and shrubs are distributed throughout the interior and perimeter of the site. No new landscaping is proposed with this application.

Elevations

The plans depict a 10.5 foot high decorative finished block wall with pop-out columns. Both sides of the wall are painted and have a stucco finish.

Applicant's Justification

The applicant states that portions of the wall which were built in 1969 have deteriorated considerably. The applicant had repairs done to the wall and had the wall raised two courses to match the west wall for privacy and security purposes. The applicant further states that the surrounding neighborhood will not be impacted or compromised by this proposal.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North* South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Developed single family residences

*Immediately to the north is Duck Creek Flood Channel

Clark County Public Response Office (CCPRO)

CE-19-18449 is an active violation on the property for construction of a wall without a permit.

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 standard, may justify an alternative.

Staff has no practical objection regarding the raised decorative block wall within the applicant's back yard. Staff finds that the wall will not detract from the overall aesthetics of the neighborhood since it will have a decorative stucco finish with columns spaced at various intervals. The wall is only 1.5 feet above the code requirement and will not adversely impact the surrounding properties since the walls will provide additional privacy and security. Furthermore, the proposed decorative wall complies with Urban Specific Policy 16 of the Comprehensive Master Plan which encourages all new perimeter walls to be decorative with designs to visually

minimize the stark appearance of a monotonous block wall face; 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)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CARRIE JENKINS

CONTACT: CARRIE JENKINS, 3058 LA MIRADA AVENUE, LAS VEGAS, NV 89120



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF	DATE FILED: <u>1/16/20</u>	APP. NUMBER: <u>WS. 20 0046</u>
	PLANNER ASSIGNED: <u>LDV</u>	TAB/CAC: <u>Paradise</u>
	ACCEPTED BY: <u>LDV</u>	TAB/CAC MTG DATE: <u>2/11/20</u> TIME: <u>7:00pm</u>
	FEE: <u>\$775.00</u>	PC MEETING DATE: <u>3/3/20</u> TIME: <u>7:00pm</u>
PROPERTY OWNER	CHECK #: <u>1120</u>	BCC MEETING DATE: _____
	COMMISSIONER: <u>JG.</u>	ZONE / AE / RNP: <u>R-E</u>
	OVERLAY(S)? <u>—</u>	PLANNED LAND USE: <u>WP RNP</u>
	PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N	NOTIFICATION RADIUS: <u>500 FT</u> SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N
APPLICANT	TRAILS? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N	LETTER DUE DATE: <u>CE. 19. 18449</u>
	PFNA? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N	APPROVAL/DENIAL BY: _____
	COMMENCE/COMPLETE: _____	
CORRESPONDENT	NAME: <u>JENKINS NEVADA TRUST, JENKINS CARRIE L TRS</u>	
	ADDRESS: <u>3058 LA MIRADA AVENUE</u>	
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u>	
	TELEPHONE: <u>702-544-1123</u> CELL: <u>702-544-1123</u>	
	E-MAIL: <u>JBWOOLSEY@GMAIL.COM</u>	
	NAME: <u>CARRIE L. JENKINS</u>	
	ADDRESS: <u>3058 LA MIRADA AVENUE</u>	
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u>	
	TELEPHONE: <u>702-544-1123</u> CELL: <u>702-544-1123</u>	
	E-MAIL: <u>JBWOOLSEY@GMAIL.COM</u> REF CONTACT ID #: _____	
	NAME: <u>- SAME -</u>	
	ADDRESS: _____	
	CITY: _____ STATE: _____ ZIP: _____	
	TELEPHONE: _____ CELL: _____	
	E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-01-811-003

PROPERTY ADDRESS and/or CROSS STREETS: 3058 LA MIRADA AVENUE, LAS VEGAS, NV 89120

PROJECT DESCRIPTION: REPAIR AND PAINT WALL IN BACKYARD RAISING 2 SIDES TO BE THE SAME AS THE WEST BACKYARD WALL

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

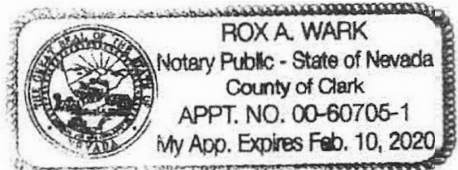
[Signature] _____ CARRIE L. JENKINS
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 12-4-2019 (DATE)

By Carrie Jenkins

NOTARY PUBLIC: [Signature]



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*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.

Letter of Justification

To whom it may concern,

We are homeowners at 3058 La Mirada Avenue, Las Vegas, Nevada, at present with homeless people from the Duck Creek Flood Control Canal that backs up to our property climbing over our north backyard wall from the canal which leaves us exposed to unauthorized persons trespassing and creating a liability situation with the swimming pool in the backyard not to mention putting our household in harm's way and the mess they leave that we have to clean up.

This 3 sided backyard wall was built in 1969 and has deteriorated considerable. It has an existing west wall that has a height of 8 feet 11 inches (the bottom 4 feet serving as a retaining wall for the west neighbor's property at a higher elevation than ours) and the north backyard bulkhead, retaining wall to the Duck Creek Flood Canal at approximately 7 feet height (with lower improvement consisting of a bulkhead and the lining of the actual channel) continuing onto the east backyard wall that has suffered considerable deterioration damage over the years at a height of approximately 6 feet 6 inches (the bottom 4 feet serving as a retaining wall for the earth in our backyard that is at a high elevation than the east neighbor's property elevation). This east wall has a damaged section that has toppled over on the top part and is about to topple over on to some unsuspecting transient.

Since there are special circumstances and conditions affecting our safety and security, we are seeking a waiver from the Clark County Building Code for Fences and Walls 30.64.15, which states that "Single Family Residential Development. Fences and walls may be up to 9 feet in height..." Since our backyard wall was built in 1969 with the west retaining wall height at 8 feet 11 inches and the north backyard wall is a secondary bulkhead retaining wall to the Duck Creek Flood Control Canal at approximately 7 feet height continuing onto the east backyard retaining wall that has suffered considerable deterioration damage over the years at a height of approximately 6 feet 6 inches (with approximately 4 feet retaining), with the entire backyard wall needing repair because of age with deterioration of the stucco, we would kindly request that we be permitted to raise the north backyard retaining wall to equal the present west wall height of 8 feet 11 inches and do the same with the east wall making all walls the same height. *THEREFORE, WE ADDED TWO COURSES TO MATCH THE WEST WALL, WHICH THEN PUT THE EAST WALL ALONG THE EAST PROPERTY LINE AT 10'5".*

When you kindly grant this waiver then, the critical liability situation with the homeless will be greatly minimized and our safety assured, not to mention the



elimination of the east wall toppling over on someone. Also, the entire backyard wall being the same height will minimize the Duck Creek Flood Control Canal overflow flooding.

Thank you for your kind consideration and help,

A handwritten signature or set of initials, possibly 'S', located in the bottom right corner of the page.

MASSAGE/RETAIL
(TITLE 30)

SPRING MOUNTAIN RD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-20-400006 (UC-1050-17)-CHINA TOWN RETAIL, LLC:

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) a massage establishment; and 2) retail uses.

DESIGN REVIEW for an exterior and interior remodel of a portion of an existing building within an existing shopping center on 1.2 acres in an H-1 (Limited Resort and Apartment) Zone in the Asian Design Overlay District.

Generally located on the north side of Spring Mountain Road, 570 feet west of Valley View Boulevard within Paradise. JJ/tk/jd (For possible action)

RELATED INFORMATION:

APN:

162-18-511-001 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3900 Spring Mountain Road
- Site Acreage: 1.2 (portion)
- Project Type: Massage, retail, exterior and interior building remodel
- Number of Stories: 1
- Building Height: 19.5 feet
- Square Feet: 3,360 (massage lease area)/2,040 (retail lease area)/30,342 (overall shopping center)
- Parking Required/Provided: 153/166

Site Plan

The plan depicts an existing shopping center consisting of a total of 4 buildings; 1 building is located on the north side of the site (Building B), 1 building is located on the east side (Building A), and 2 buildings are located on the southwest corner of the site (Buildings C & D). A portion of Building A that was previously used for automotive repair will be remodeled on the exterior and interior to permit the proposed massage and retail uses. The shopping center requires 153 parking spaces where 166 parking spaces are provided. Access to the site is granted via existing

commercial driveways located along Spring Mountain Road. The massage establishment was previously approved by action of UC-0404-17 and will be relocated to the southern portion of Building A.

Landscaping

All street and site landscaping exists and no additional landscaping is proposed or required with this request.

Elevations

The plans show a 1 story, 19 foot 5 inch high building constructed of concrete panels and a flat roof with parapet walls. There are no changes to the existing heights of the parapet walls. The existing roll-up doors have been replaced by new walls that will be finished with stucco, aluminum store front windows and doors to match the existing door and windows on the west side of the building. The building has been painted with subdued colors to match the existing buildings on the site.

Floor Plans

The plans depict a 14,576 square foot single story building. The southern portion of the building has been remodeled to accommodate a massage establishment consisting of 3,360 square feet and a retail space consisting of 2,040 square feet. The massage lease area consists of a waiting area, offices, breakroom, shower room, and 12 massage rooms. The retail lease area features a restroom, storage room, offices, and retail area.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-1050-17:

Current Planning

- 1 year to commence and review as a public hearing for the massage use only;
- Expunge massage establishment approved by UC-0404-17.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and 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 to contact CCWRD customer service to confirm that their sanitary sewer use codes are correct for their existing plumbing fixtures upon approval of change in property use; and that if any plumbing fixtures are added or modified in the future, then additional capacity and connection fees will need to be addressed.

Applicant's Justification

The applicant states, they would like to continue to operate as a massage establishment and to continue the business operation as originally approved. They would like to keep the same hours.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1050-17	Massage establishment with retail uses with a design review for exterior and interior remodel a portion of an existing shopping center	Approved by BCC	January 2018
UC-0404-17	Massage establishment and restaurant; reduced parking and exterior and interior remodel existing building within shopping center	Approved by BCC	July 2017
UC-0241-17	Retail with food processing (bakery); reduced parking and exterior and interior remodel existing building within retail center	Approved by PC	May 2017
UC-1439-06 (ET-0258-08)	First extension of time of a use permit for an expansion of the Gaming Enterprise District with associated uses with a design review for a resort hotel/casino with high rise tower; water features and all accessory and incidental building and structures - expired	Approved by BCC	November 2008
UC-1439-06	Expansion of the Gaming Enterprise District with associated uses with a design review for a resort hotel/casino with high rise tower; water features and all accessory and incidental building and structures - expired	Approved by BCC	December 2006
ZC-1276-06	Reclassified the subject parcel to H-1 zoning for a resort hotel	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial Tourist	M-1	Outside storage
South	Commercial Tourist	M-1	The Center at Spring Mountain & office/warehouse
East	Commercial Tourist	M-1	Commercial & office/warehouse

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. Since, the original approval of UC-1050-17, there have been no known complaints or issues from the Las Vegas Metropolitan Police Department or Clark County Code Enforcement. The applicant has remained in good standing with Clark County Business License and there are no outstanding violations. Staff can support this application for review and can support the removal of 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: RAYMOND HEE

CONTACT: RAYMOND HEE, G20 ASIAN MASSAGE RELAXATION, 3900 SPRING MOUNTAIN ROAD, #A2, LAS VEGAS, NV 89102



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 type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) <u>UC-1050-17</u> (ORIGINAL APPLICATION #)	<p style="text-align: center;">STAFF</p> DATE FILED: <u>1/15/20</u> PLANNER ASSIGNED: <u>CLM</u> ACCEPTED BY: <u>CLM</u> FEE: <u>\$475</u> CHECK #: <u>10600</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? _____ PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>AP-20-400006</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>2/11/20</u> TIME: <u>7pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/4/20</u> ZONE / AE / RNP: <u>H-1</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<p style="text-align: center;">PROPERTY OWNER</p> NAME: <u>CHINA TOWN RETAIL L L C</u> ADDRESS: <u>3900 SPRING MOUNTAIN RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	<p style="text-align: center;">APPLICANT</p> NAME: <u>G-20 ASIAN MASSAGE RELEXATION</u> ADDRESS: <u>3900 SPRING MOUNTAIN #A2</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-793-6699</u> CELL: <u>702-793-6699</u> E-MAIL: <u>RAYHEE7899@YAHOO.COM</u> REF CONTACT ID #: _____	
	<p style="text-align: center;">CORRESPONDENT</p> NAME: <u>RAYMOND HEE</u> ADDRESS: <u>3900 SPRING MOUNTAIN #A2</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-793-6699</u> CELL: <u>702-793-6699</u> E-MAIL: <u>RAYHEE7899@YAHOO.COM</u> REF CONTACT ID #: <u>198778</u>	

ASSESSOR'S PARCEL NUMBER(S): 16218511001

PROPERTY ADDRESS and/or CROSS STREETS: SPRING MOUNTAIN AND VALLEY VIEW

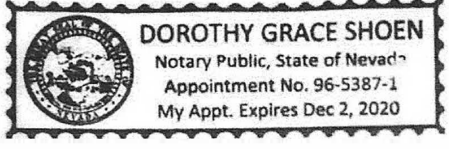
PROJECT DESCRIPTION: CONTINUE BUSSINESE

(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.

James Ruani PARVEZ ROHANI (CHINA TOWN RETAIL)
 Property Owner (Signature) Property Owner (Print)

STATE OF nevada
 COUNTY OF clark

SUBSCRIBED AND SWORN BEFORE ME ON 1-2-2020 (DATE)
 By Parvez Rohani, manager
 NOTARY PUBLIC: Dorothy Grace Shoen



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

AR-20-400006

Date Dec. 30, 2019

To:

Clark County Comprehensive Planning Department

On behalf members of G-20-Asian Relaxation #A2 address at 3900 SPRING MOUNTAIN RD. building -A, LAS VEGAS NV 89102.

APN. 162-18-511-001 is proposing to continue business operation as approved previous on UC-0404-17 and UC-1050-17 and the hour of operation as same 9am to 9am

Your consideration for approval we would appreciate.

Raymond Hee

Raymond T. Hee

702-812-6278

Rayhee7899@yahoo.com

MAJOR TRAINING FACILITY
(TITLE 30)

MARYLAND PKWY/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0016-3450 S. MARYLAND PARKWAY, LLC:

USE PERMIT for a major training facility (vocational training).

DESIGN REVIEW for a proposed major training facility on a portion of 57 acres in a C-2 (General Commercial) (AE-60) Zone.

Generally located on the east side of Maryland Parkway and the south side of Desert Inn Road within Paradise. TS/sd/jd (For possible action)

RELATED INFORMATION:

APN:

162-14-101-003; 162-14-213-001 & 002 & 003; 162-14-314-001 & 002 & 003 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3450 S. Maryland Parkway
- Site Acreage: 57 (portion)
- Project Type: Major training facility
- Parking Required/Provided: 4,902/5,308

Site Plans

The Boulevard Mall was originally constructed in 1965 and is approximately 2,100,000 square feet of retail space consisting of in-line, pad, and out parcels with multiple tenants. The proposed tenant improvement of approximately 35,000 square feet of floor area will be used for vocational training of adult students in specific trades. The proposed location within the existing commercial property is in the northern portion of the building as shown on the plans. Access to the overall site (Boulevard Mall) is from Katie Avenue, Algonquin Drive, Maryland Parkway and Desert Inn Road. A portion of the east exterior of the proposed tenant improvement will include installation of 2 garage doors as shown on the site plan. No changes are proposed to the overall site, including parking.

Landscaping

All street and site landscaping exists and no changes are required or proposed to the street and site landscaping.

Elevations

The proposed changes to the east exterior for installation of two, 10 feet by 12 feet overhead roll-up doors are the only changes to the existing structure. The existing building is constructed of brick and stone veneer and exterior plaster with architectural enhancements and parapet walls and a straight roofline. The proposed garage roll-up door will be painted to match the existing building.

Floor Plans

The proposed floor plan is approximately 35,000 square feet and will include multiple classrooms, labs offices, breakroom, conference rooms, storage, reception area and an automotive garage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that this training facility will offer various vocational training in specific trades, including, dental/medical training, computer training, mechanical/electrical training and automotive training. A maximum total of 220 people will be part of this facility, including students, teachers and administrative staff, and faculty.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0219	Waived standards for roof and illuminated signage	Approved by PC	May 2019
ADR-18-900481	Exterior building (façade) modified in conjunction with an existing mall	Approved by ZA	August 2018
ADR-0618-17	Addition located along the rear (east) side of the shopping center for the theater	Approved by ZA	June 2017
UC-0899-16	Recreational facility with waivers to allow roof signs, and a design review for roof sign and façade modified for an existing building	Approved by BCC	February 2017
AR-0102-15	Application review for UC-0679-14 for a recreational facility	Approved by PC	December 2015
ADR-0373-15	Additional building entrance to existing mall building	Approved by ZA	May 2015
UC-0679-14	Recreational facility	Approved by PC	September 2014
ZC-1078-00	Clark County initiated zone boundary amendment from C-C to C-2 zoning	Approved by BCC	September 2000

Since the 1960's there have been numerous land use applications for various temporary and permanent uses, as well as expansions to the shopping center, within all or portions of the overall site for the Boulevard Mall.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2 & H-1	Parking lot & single family residences
South	Commercial General	C-2	Boulevard Mall & Residential development
East	Office Professional	C-P	Offices
West	Commercial General	H-1 & 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

Use Permit & Design Review

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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's primary concerns with these types of uses are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking. Staff finds that a major training facility is appropriate at this location and complies with the on-site parking requirements. The request complies with Land Use Goal 1 of the Comprehensive Master Plan, which encourages implementing a comprehensive land use plan to promote economic viability and employment opportunities that are compatible with adjacent land uses. The proposed use places no additional demands on the site in terms of required parking. Major training facilities in other parts of Clark County have shown to be appropriate and compatible with retail/office developments.

Therefore, staff does not anticipate any adverse impacts from this major training facility 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.

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 if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

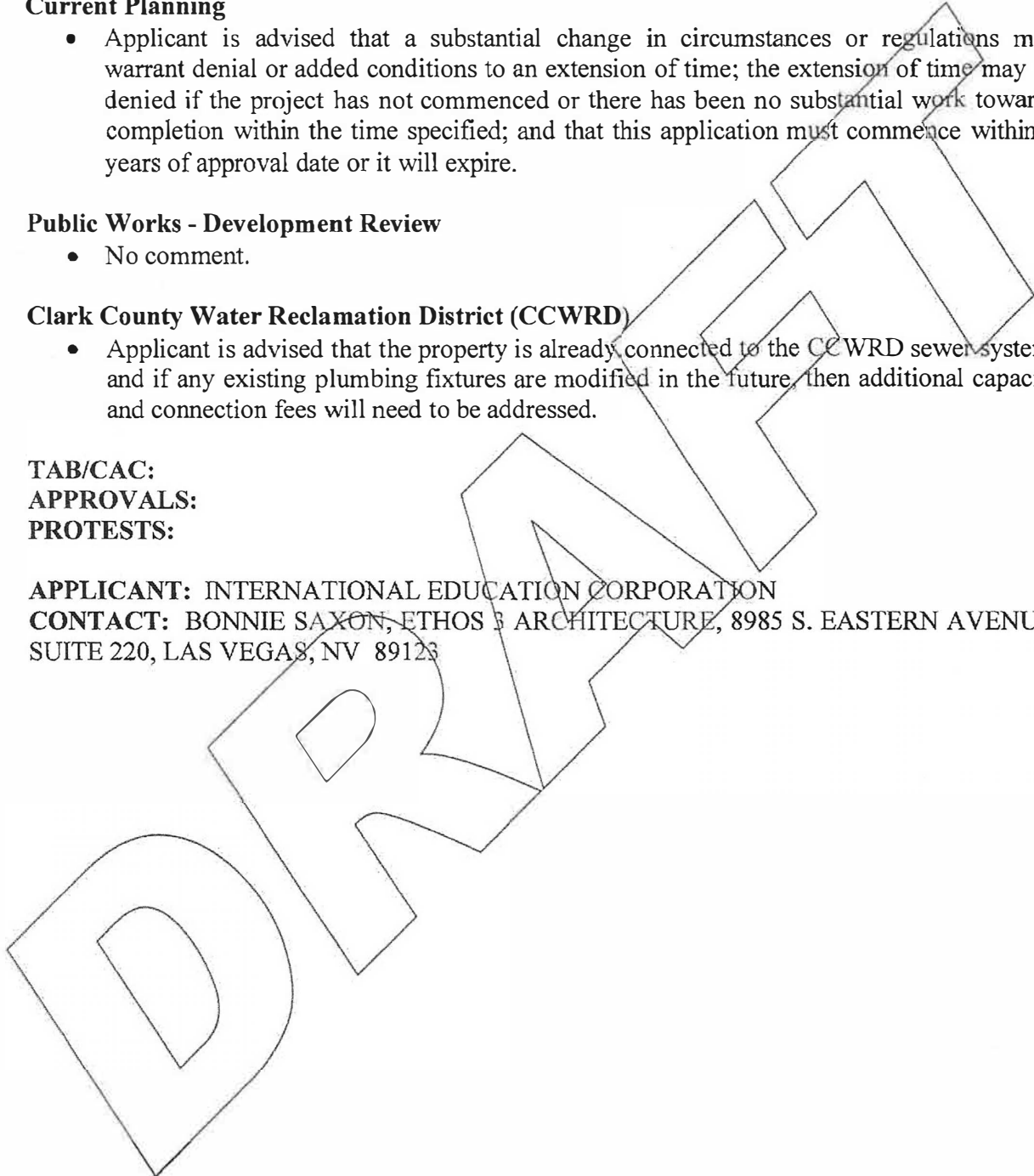
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: INTERNATIONAL EDUCATION CORPORATION

CONTACT: BONNIE SAXON, ETHOS 3 ARCHITECTURE, 8985 S. EASTERN AVENUE, SUITE 220, LAS VEGAS, NV 89123





LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)

(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)

(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)

(ORIGINAL APPLICATION #)


STAFF	DATE FILED: <u>1/7/2020</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>1,350</u> CHECK #: <u>1589</u> COMMISSIONER: <u>T.S</u> OVERLAY(S)? <u>MUD 3/4</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input type="checkbox"/> N PFNA? Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-20-0016</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>2/11</u> TIME: <u>7PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/4/20</u> ZONE / AE / RNP: <u>C-2/A-E60</u> PLANNED LAND USE: <u>C-6</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>3450 S Maryland Pkwy LLC</u> ADDRESS: <u>1370 Jet Stream Dr. Ste 100</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
APPLICANT	NAME: <u>International Education Corporation - David Gitten</u> ADDRESS: <u>16485 Laguna Canyon Rd., Suite 300</u> CITY: <u>Irvine</u> STATE: <u>CA</u> ZIP: <u>92618</u> TELEPHONE: <u>949-272-7208</u> CELL: _____ E-MAIL: <u>GittenD@IECCOLLEGES.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Kip Barton - ethos three ARCHITECTURE</u> ADDRESS: <u>8985 S. Eastern Ave - Suite 220</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-456-1070</u> CELL: <u>702-375-4261</u> E-MAIL: <u>kbarton@ethosthree.com</u> REF CONTACT ID #: _____	

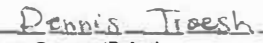
ASSESSOR'S PARCEL NUMBER(S): 162-14-101-003

PROPERTY ADDRESS and/or CROSS STREETS: 3450 S Maryland Parkway

PROJECT DESCRIPTION: SUP for major training facility in C-2 zone

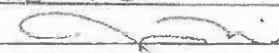
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

SUBSCRIBED AND SWORN BEFORE ME ON December 26, 2019 (DATE)
 By Jennie Neri

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.



January 6, 2020

Steven De Merritt
Clark County Comprehensive Planning Dept.
500 S. Grand Central Parkway
Las Vegas, NV 89155

RE: Use Permit for Major Training Facility
Located at 3450 South Maryland Parkway
APN # 162-14-101-003

Dear Mr. De Merritt,

On behalf of our client, International Education Corporation and their Landlord, 3450 S Maryland Parkway LLC, we are requesting a Use Permit for a Major Training Facility located in approximately 35,000 square feet on the South portion of the existing building at Boulevard Mall.

The Boulevard Mall, originally constructed in 1965, consists of approximately 2,100,000 SF of retail space. There are multiple major tenants sitting on in-line pads and out parcels as well as large retailers in the common area of the mall. The current zoning classification is C-2 – Commercial Use.

Use Permit

The proposed tenant improvement will be (+/-) 35,000 SF to be used for vocational training of adult students in specific trades, including, but not limited to, dental/ medical training, computer training, mechanical/ electrical training, and automotive training.

The site currently has the required parking and no changes are being proposed to the existing site, hardscape, landscape, or designated parking.

Sincerely,


Kip Barton
Principal

ADDENDUM:
± 120 STUDENTS
HOURS OF OPERATION -

10

SIGNAGE
(TITLE 30)

KOVAL LN/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0029-EASTSIDE CONVENTION CENTER, LLC:

USE PERMIT for deviations as depicted per plans on file.

DEVIATIONS for the following: **1)** reduced separation between freestanding signs; **2)** allow freestanding signs that are not located in landscaped or rockscaped areas; **3)** increase the number of directional signs; and **4)** all other deviations as depicted per plans on file.

DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign plan (LINQ Resort/Hotel, LINQ Promenade, & Harrah's Resort/Hotel); **2)** increase the overall freestanding sign area; **3)** increase the number of wall signs; **4)** increase overall wall sign area; and **5)** increase overall hanging sign area on a portion of 28.1 acres for the Caesars Forum Convention Center in conjunction with existing resort hotels (The LINQ, Harrah's, & Flamingo) and commercial/retail/dining and entertainment center (LINQ Promenade) on approximately 29.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Koval Lane, 900 feet north of Flamingo Road within Paradise. TS/pb/jd (For possible action)

RELATED INFORMATION:

APN:
162-16-413-001

DEVIATIONS:

1. Reduce the separation between 6 freestanding signs to 87 feet where 100 feet is required per Table 30.72-1 (a 13% reduction).
2. Allow freestanding signs that are not located in landscaped or rockscaped areas which extends no less than 2 feet from the base of sign per Table 30.72-1.
3. Increase the number of directional signs to 17 where 4 signs (2 per entrance) are allowed per Table 30.72-1 (a 325% increase).
4. Allow all other deviations as shown per plans on file.

DESIGN REVIEWS:

1. Modifications to an approved comprehensive sign plan (Caesars Forum Meeting Center, LINQ Resort/Hotel, LINQ Promenade, Flamingo, & Harrah's Resort/Hotel).
2. Allow an overall freestanding sign area of 8,353 square feet where 6,380 square feet was previously approved and a maximum of 12,600 square feet is permitted per Table 30.72-1.
3. Increase the number of wall signs to 260 where 228 signs were previously approved.

4. Increase the overall wall sign area to 259,728 square feet where 243,101 square feet was previously approved and a maximum of 49,733 square feet is permitted per Table 30.72-1.
5. Allow an overall hanging sign area of 88 square feet where 18 square feet was previously approved and 96 feet is permitted per Table 30.72-1.

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description

General Summary

- Site Address: 3911 Koval Lane
- Site Acreage: 29
- Project Type: Amended sign plan for the convention and recreational/events center facility (Caesars Forum Meeting Center)
- Number of Stories: Up to 4
- Building Height (feet): 115

Site Plan

The facility is located in the area of the overall site east of the LINQ Promenade and west of Koval Lane. The building is centrally located on the site and is set back approximately 42 feet from Koval Lane (east property line), a minimum of 26 feet from the north property line, which is a private drive, and a minimum of 212 feet from the south property line, which is also a private drive (Winnick Avenue) that is proposed to be realigned from its current alignment. The proposed surface parking is depicted south of the building while the service areas, which include loading and unloading, are to the North of the building. To the southwest of the building is the outdoor plaza which will be constructed using stamped concrete and pavers and will be visually enhanced with canopy shade structures, built-in benches, light towers, decorative hardscapes, and landscaping. The outdoor plaza is designed to be located away and buffered from contiguous residential parcels. The surface parking area directly south of the building may be periodically used for temporary outdoor tents. Access to the site is provided by multiple driveways from private drives and 2 access points from Koval Lane.

Landscaping

No changes are proposed or required to the existing landscape areas.

Elevations

The proposed facility is 115 feet in height at the highest point of the parapet wall with varied rooflines. The building is constructed with steel, concrete, and exterior cladding which includes insulated glazing, EIFS, and metal panels. The building will range in height from 55 feet to 65 feet in height along portions of Koval Lane.

Signage

Modifications to the approved comprehensive sign plan include the following: A) 7 freestanding signs which total 1,973 square feet in area; B) 17 directional signs which total 268 square feet in

area; C) 32 wall signs which total 16,627 square feet in area; and D) one, 70 square foot hanging sign.

A) Six of the freestanding signs are 35 foot high, 3 sided towers with sign faces of 360 square feet on each side of the tower located in an outdoor events plaza on the south side of the building. Three of the signs are spaced 87 feet apart and parallel to the other 3 freestanding signs and none of the signs are in landscaped areas as required by Code. The seventh freestanding sign is an 83 square foot, 4.6 foot high by 18 foot wide, illuminated sign with the property name and logo located at the entry at Winnick Avenue and Koval Lane.

B) There are 17 directional signs distributed throughout the site. Eleven of the signs are 18 square feet and 6.5 feet tall; 4 of the signs are 4 square feet, and 2 of the signs are pedestrian directional signs 11 square feet and 22 square feet.

C) There will be 32 wall signs including a 552 square foot, halo-LED illuminated sign; a 335 square foot exterior illuminated, reverse pan channel halo illuminated sign; and banner signs of various sizes.

D) A 70 square foot hanging sign is located above the pedestrian entrance on the west elevation of the building

The following table is a summary for signage:

Type of sign	Approved (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	Allowed Title 30 (sq. ft)	per # of existing signs	# of proposed signs	Total # of signs
Wall	243,104	16,627	259,728	49,733	228	32	260
Freestanding	6,380	1,973	8,353	12,600	16	7	23
Directional	25	268	293	32	1	17	18
Roof	7,592	0	7,592	0	18	0	18
Hanging	18	70	88	32 per tenant	2	1	3
Revolving	10	0	10	Per design review	1	0	1
Projecting	588	0	588	32 per tenant	8	0	8
Overall Total	257,714	18,938	276,652	N/A	274	57	331

Some wall signs and freestanding signs also contain animated sign area, and the table below is a summary of animated signage.

Type of sign	Approved (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	Allowed Title 30 (sq. ft)	per # of existing signs	# of proposed signs	Total # of signs
Animated	43,694	0	43,694	150	32	0	32

Applicant's Justification

The applicant indicates the overall signage design is cohesive with the surrounding development and will enhance the façade of the convention center.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0685	Ticket kiosks & amended sign plan	Approved by BCC	October 2019
DR-19-0646	Modified an approved comprehensive sign package for the LINQ	Approved by BCC	October 2019
UC-19-0482	Modified an approved comprehensive sign package for the LINQ	Approved by BCC	August 2019
WS-19-0149	Modified an approved comprehensive sign package for the LINQ	Approved by BCC	April 2019
WS-18-1022	Modified an approved comprehensive sign package and façade changes to a lease area at the LINQ Promenade (Kind Heaven)	Approved by BCC	February 2019
UC-18-0951	Modified the LINQ Resort Hotel and the LINQ Promenade and an amendment to an approved comprehensive sign package	Approved by BCC	January 2019
DR-18-0934	Modified an approved comprehensive sign package for the LINQ Resort Hotel and the LINQ Promenade	Approved by BCC	January 2019
ADR-18-900800	Exterior remodeled an existing restaurant with outside dining	Approved by ZA	December 2018
UC-18-0611	Restaurant with outside dining and modified an approved comprehensive sign package	Approved by BCC	October 2018
DR-18-0610	Modified an approved comprehensive sign package	Approved by BCC	October 2018
UC-18-0546	Outdoor sales structure/booth with amended sign plan	Approved by BCC	September 2018
UC-18-0364	Modified an approved comprehensive sign package	Approved by BCC	September 2018
UC-0979-17	Recreational facility (zip line)	Approved by BCC	December 2017
UC-0625-16	Modified an approved comprehensive sign package	Approved by BCC	October 2016
DR-0294-15	Building addition (box office) and shade structures in conjunction with the LINQ	Approved by BCC	June 2015
UC-0244-15	Modified an approved comprehensive sign package	Approved by BCC	June 2015
UC-0203-15	Temporary outdoor commercial events with temporary structures, associated retail sales, rentals, food and beverage sales with outdoor dining, and drinking areas	Approved by BCC	May 2015
DR-0105-14	Modified an approved comprehensive sign package	Approved by BCC	April 2014

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0234-12	Additional parking lot on 1.5 acres for the LINQ (APNS 162-16-401-007 and 162-16-410-042)	Approved by BCC	July 2012
UC-0153-12	Increased height of a freestanding sign and design reviews for a freestanding sign, a roof sign, and modified a comprehensive sign package	Approved by BCC	July 2012
UC-0281-11	Allowed commercial, retail, entertainment, restaurant, and recreational facility uses (LINQ project)	Approved by BCC	August 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Harrah's Resort Hotel, parking structure, lots, & Sands Expo Center
South	Commercial Tourist	H-1	Parking lots
East	Commercial Tourist	H-1	The Meridian at Hughes Center multi-family residential development, undeveloped, & Wynn Resorts employee parking structure
West	Commercial Tourist	H-1	Flamingo Resort Hotel, The LINQ Resort Hotel, & retail uses (LINQ Promenade)

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Use Permit

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

Use Permit, Deviations & Design Reviews

Code allows alternative sign standards within the Resort Corridor that can be approved if the signs result in the development having a visual character which is compatible with adjacent development. The proposed signs are compatible with other signs in the area and are in harmony with the unique nature of signage within the Resort Corridor. Similar requests to increase the area of wall signs in the area have also been approved. Therefore, staff finds that the proposed signs are compatible with the existing developments and resort hotels in the area, and comply

with Urban Specific Policy 20 of the Comprehensive Master Plan which states that all signage should be compatible with building styles on-site and also with surrounding development. Therefore, staff can support these requests.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EASTSIDE CONVENTION CENTER, LLC

CONTACT: REBECCA MILTENBERGER, BROWNSTEIN, HYATT, FARBER, SCHIREC,
100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING

STAFF

DATE FILED: 1/9/20 APP. NUMBER: UC-20-0029
 PLANNER ASSIGNED: PHB TAB/CAC: Paradise
 ACCEPTED BY: _____ TAB/CAC MTG DATE: 2/11 TIME: 7:00
 FEE: \$1,350.00 PC MEETING DATE: _____
 CHECK #: _____ BCC MEETING DATE: 3/4/20
 COMMISSIONER: TSI ZONE / AE / RNP: H1/NR
 OVERLAY(S)? MGL PLANNED LAND USE: CT
 PUBLIC HEARING? Y/N NOTIFICATION RADIUS: 500' SIGN? Y/N
 TRAILS? Y/N PFNA? Y/N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)

PROPERTY OWNER

NAME: Eastside Convention Center, LLC
 ADDRESS: One Caesars Palace Drive
 CITY: Las Vegas STATE: NV ZIP: 89109
 TELEPHONE: 702-369-5042 CELL: N/A
 E-MAIL: N/A

APPLICANT

NAME: Eastside Convention Center, LLC
 ADDRESS: One Caesars Palace Drive
 CITY: Las Vegas STATE: NV ZIP: 89109
 TELEPHONE: 702-369-5042 CELL: N/A
 E-MAIL: N/A ACA CONTACT ID #: _____

CORRESPONDENT

NAME: Jamie Thalgot - Brownstein Hyatt Farber Schreck
 ADDRESS: 100 North City Parkway Ste 1600
 CITY: Las Vegas STATE: NV ZIP: 89106
 TELEPHONE: 702-464-7082 CELL: N/A
 E-MAIL: jthalgot@bhfs.com ACA CONTACT ID #: 198307

(ORIGINAL APPLICATION #)

- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)

(ORIGINAL APPLICATION #)

- APPLICATION REVIEW (AR)

(ORIGINAL APPLICATION #)

- DEVELOPMENT AGREEMENT (DA)

ASSESSOR'S PARCEL NUMBER(S): 162-16-301-007 and 162-16-410-060 through -089, inclusive

PROPERTY ADDRESS and/or CROSS STREETS: 3911 Koval Lane

PROJECT DESCRIPTION: Forum Convention Center Signage

162-16-413-001 (NEW APN)

(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.

Gary Bogan (Authorized Signatory)

Property Owner (Signature)*

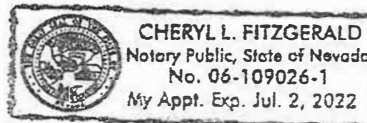
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 1-8-2020 (DATE)

By Cheryl L. Fitzgerald

NOTARY PUBLIC: Cheryl L. Fitzgerald



*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.

11

January 9, 2020

Jamie L. Thalgott
Attorney at Law
702.464.7082 tel
702.382.8135 fax
jthalgott@bhfs.com

VIA HAND DELIVERY

Phil Blount
Principal Planner
Clark County Comprehensive Planning Department
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89155

RE: Justification Letter – Forum Convention Center Signage Design Review
APN: 162-16-301-007 and 162-16-410-060 through -089, inclusive (together with the APNs listed on
Schedule 1 attached hereto) *162-16-413-001 (New APN)*

Dear Mr. Blount:

We represent Eastside Convention Center, LLC, a Delaware limited liability company ("Applicant"), owner of that certain real property, currently under development as the Caesars Forum Convention Center (the "Convention Center"), located at 3911 Koval Lane, Las Vegas, Nevada, bearing APNs 162-16-301-007 and 162-16-410-060 through -089, inclusive (collectively, the "Property"). The Applicant is requesting approval of a design review for exterior signage and modifications to a comprehensive sign plan.

Specifically, the Applicant is requesting approval of the following:

Design Reviews: to (1) modify an existing comprehensive sign package in conjunction with a Resort Hotel (LINQ Hotel & Casino/LINQ Promenade/Harrah's Hotel & Casino ("Linq")); (2) decrease the distance between freestanding signs; (3) eliminate the requirement for curbed landscape or rockscape around freestanding signs; (4) increase the total number of directional signs; (5) increase the east elevation wall sign area; and (6) increase the total hanging sign area.

The initial entitlements for the Convention Center were approved in connection with application no. UC-18-0323 (the "Current Entitlements"). The Applicant is now requesting approval for the enclosed sign package for the Property (the "Plans"). The application includes the following static signs, each as more particularly shown on the Plans:

I. Freestanding Signs

The Applicant proposes 7 freestanding signs, which total 1,973 square feet of freestanding sign area. Six of the freestanding signs will be 35-foot, 3-sided towers with sign faces of 360 square feet each on each side of the tower (6,480 square feet cumulatively), to be located in the events plaza near the south elevation of the Property.¹ The signs will be illuminated by shrouded lighting and will have capability for data, lighting and Wi-Fi power to enhance service coverage and crowd safety, which is consistent with

¹ Applicant has separately applied for structural approval of the towers in order to begin pouring their foundation as this application is processed.

100 North City Parkway, Suite 1600
Las Vegas, NV 89106-4614
main 702.382.2101

Brownstein Hyatt Farber Schreck, LLP

drawings submitted in support of the Current Entitlements. Applicant will use the speakers for events, notifications from the Property and general mood music, which uses shall be consistent with the Exterior Noise Propagation Analysis submitted in support of the Current Entitlements (the "Sound Study").

Applicant requests to deviate from Code in 2 respects with regard to these 6 freestanding signs. First, to maximize lighting and sound capabilities, which are critical for public safety, the east-to-west distance between the 6 signs is below the 100-foot spacing requirement in the Clark County Development Code (the "Code"). Second, these 6 signs will not be surrounded by the Code-required 2 feet of curbed landscape or rockscape. Because the use of the events plaza will constantly change, meeting this requirement is not practical for the site. Instead, Applicant has included a 2-foot guard around the tower legs and a functional cement structure around the base of each sign, which is chair height with rounded nosing and could serve as ad-hoc seating for patrons of the plaza space. These deviations from Code are of minimal impact, since the signs are not located along a public right-of-way, but rather are within the enclosed plaza area along the private roadway, Winnick Avenue.

The last freestanding sign is a corner entry at Koval Lane and Winnick Avenue, which is 83 square feet and will contain the Property name and logo, illuminated by white LED halo lights. This sign will be approximately 4.6 feet in height, by 18 feet in length and 8 inches in depth.

II. Directional Signs:

Applicant proposes 17 directional signs, which total 268 square feet. Eleven will be primary vehicle directional signs, which are 18 square feet each and 198 square feet cumulatively, located along Koval and Linq Lanes. These 11 will be about 6.5-feet tall, counting the base, 3-feet wide and 8 inches deep. Four will be secondary vehicle directional signs, which are 4 square feet each and 48 square feet cumulatively, located in the new parking lot at the corner of Winnick and Koval and three feet. These 4 will be a little less than 4-feet tall (including the base), 3 feet high and 8 inches deep. Finally, 2 will be pedestrian directional signs, which are 11 square feet each and 22 square feet cumulatively, located in the landscape area near the building façade facing Linq Lane and are about 2 feet wide, 5 feet high (including the base), and 8 inches deep.

Applicant requests an increase in the total number of directional signs, which is calculated at 2 signs per entry/exit per Code. As shown on the Plans, the Property has 2 entry/exit points on Linq Lane, and 1 on each of Krueger Drive, Koval Lane and Winnick Avenue, for 5 total entry/exit points and 10 permitted signs where 17 are requested. The Property requires additional directional signage due to its convention hosting, as heavy amounts of traffic will be consistently moving in and out of the exterior spaces. The directional signs will help keep traffic flows steady as they move off of the adjacent rights-of-way and will facilitate the safe movement of pedestrians through the on-site vehicular traffic.

III. Wall Signs

Applicant proposes 32 wall signs, which cumulatively total 16,627 square feet. The first is a halo-LED-illuminated entry sign on the south front elevation of the Property, which is 552 square feet and will be 27 feet wide and 38 feet high. The second is an exterior-illuminated, reverse pan channel halo-illuminated icon on the west elevation of the building, which totals 335 square feet and is 54 feet wide and 40 feet tall. The remainder are framed banner signs, cumulatively totaling 15,740 square feet, to be located on the north, east and south elevations of the Property, as shown on the Plans. The banners will be in grey-framed architectural pop-outs of the following approximate dimensions: 31x44, 16x16, 31x58 and 20x20.

Applicant requests an increase in the total square footage of wall signage on the east elevation of the Property, which supports 5,421 square feet with 9,618 square feet proposed. This entry contains the large

parking garage entry sign as well as many of the banner signs, as it is the back of the building with the most wall space. Each sign is a static sign, reducing any potential impact in terms of view from the adjacent right-of-way or distraction to its drivers.

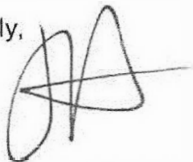
IV. Hanging Sign

Applicant proposes 1 hanging sign above the pedestrian entrance on the west elevation of the building, which totals 70 square feet. This wall sign will be LED-illuminated and composed of edge-lit pan channel letters and the Property logo. The sign will be about 26 feet long and 2.5 feet high.

Applicant requests an increase in the total square footage of the hanging sign. While the total sign square footage is 70, each letter will be hung individually as shown on the Plans, and the sign spans the length of the doorway for aesthetic reasons. The size helps the sign stand out to patrons seeking pedestrian access to the building. The sign is above the required vertical clearance and within other Code requirements.

The overall signage design is cohesive with the surrounding development and will enhance the facade of the Convention Center. We appreciate your consideration of this application. Please contact me should you have any questions or require additional information.

Sincerely,



Jamie L. Thalgott

Enclosures.



SCHEDULE 1
Additional APNs

162-16-301-007
162-16-312-002
162-16-411-005
162-16-401-007 thru 162-16-401-009
162-16-412-002
162-16-412-004
162-16-410-033 thru 162-16-410-038
162-16-410-042 thru 162-16-410-048
162-16-410-060 thru 162-16-410-091

//

ELEMENTARY SCHOOL
(TITLE 30)

HACIENDA AVE/TAMARUS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-20-0025-SCHOOL BOARD OF TRUSTEES:

ZONE CHANGE to reclassify 1.2 acres from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced driveway separation; and 2) alternative driveway geometrics.

DESIGN REVIEW for an elementary school on 9.8 acres.

Generally located on the south side of Hacienda Avenue and the west side of Tamarus Street within Paradise (description on file). JG/pb/ja (For possible action)

RELATED INFORMATION:

APN:

162-26-312-009; 162-26-312-020

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the departure distance from the driveway along Caliente Street to the intersection of Hacienda Avenue to 53 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 72.1% reduction).
2. Reduce the driveway throat depths to 14 feet where 25 feet is the minimum required per Uniform Standard Drawing 222.1 (a 44% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: 1555 E. Hacienda Avenue
- Site Acreage: 1.2 (zone change)/9.8 (total site)
- Project Type: Elementary school
- Number of Stories: 2
- Building Height (feet): Up to 36
- Square Feet: 107,842
- Parking Required/Provided: 71/143

Request

The site has been utilized as an elementary school (Gene Ward) since 1977. The existing school will be demolished and replaced with another elementary school and the purpose of this request is to review the plans for the proposed replacement school.

Site Plans

The plans depict a proposed elementary school consisting of 2 school buildings, play areas, athletic courts, and parking areas. The classroom building will be located on the southeast portion of the property and set back 20 feet west of Caliente Street, approximately 250 feet east of Tamarus Street, and 12 feet south of the multi-purpose building. The multi-purpose building will be located on the northeast portion of the property and set back 20 feet west of Caliente Street, approximately 380 feet east of Tamarus Street, approximately 130 feet south of Hacienda Avenue, and 12 feet north of the classroom building. A new turf area will be located on the northwestern portion of the site; west of the parking lot and north of an asphalt play area. Basketball courts, kindergarten turf play area, equipment, and a shade structure will be located on the western portion of the site. Parking areas are located to the north and south of the buildings. A bus drop-off area is located on the western portion of the site adjacent to Tamarus Street and a student drop-off is located to the south of the buildings. The site will have access to Hacienda Avenue, Caliente Street, and Tamarus Street. The throat depths and separation for the driveways do not meet Code requirements.

Landscaping

The redesigned site will have a 10 foot sidewalk surrounding the school adjacent to all streets and landscape buffers, including planter boxes and shrubs. Trees are shown in the parking lot landscape islands.

Elevations

The classroom building will be 2 stories and will have a maximum height of 36 feet. The multi-purpose building is 1 story. Elevations depict the new buildings will be constructed with a combination of stucco siding, 6 inch and 8 inch painted block, with storefront and aluminum frame windows.

Floor Plans

Two new buildings are proposed to accommodate 53 classrooms, administrative offices, music room, resource center, and a multi-purpose room with a total area of 107,842 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the request conforms to the land use plan and is the most appropriate zoning designation for the development of the elementary school. The design and construction of this school will enhance the School District's ability to meet the needs of the existing and future students in this area.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0242-98	Two classroom buildings in conjunction with an existing elementary school (Gene Ward Elementary School)	Approved by PC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac)	R-3 & R-E	Multiple family residential & undeveloped
South	Institutional & Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Place of worship & single family residential
East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	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

Zone Change

The zone change request complies with the Winchester/Paradise Land Use Plan which designates the site as Public Facilities, and is compatible with the existing and planned uses in the area. Title 30 states that the purpose of the P-F zoning district is to provide for the location and development of sites suitable for necessary public buildings, structures, and uses. Furthermore, the zoning is consistent with the existing use on the site (Gene Ward Elementary School). Therefore, the proposed replacement elementary school campus is consistent with the intent of the P-F zoning district. Staff finds the requested zone change is consistent with the zoning of multiple public school campuses within Clark County; therefore, staff can support this request.

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.

Design Review

Staff finds the design and heights of the proposed buildings are appropriate for the area. Specifically, the design of the building elevations, with varied architectural elements, complies

with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages, in part, varying building height, breaking-up the mass of a building, and shifting building placement to provide appropriate transitions between differing building scales and intensities. Adequate setbacks have been provided for the buildings and landscaping is provided along the perimeter of the school. Furthermore, the pick-up and drop-off area is located at the south side of the buildings and will allow on-site queuing and circulation of vehicles and thus will not impede traffic on Caliente Street or Tamarus Street. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #1

Staff finds that the exit only driveway on the northeast corner of the site is too close to the intersection of Caliente Street and Hacienda Avenue. It is expected that on street queuing on Caliente Street will stack south of the driveway as parents and staff exit that driveway and residents on the east side of Caliente Street attempt to access Hacienda Avenue. As drivers attempt to turn onto Caliente Street during busy times there is a probability that the southbound Caliente Street travel lane will be blocked. Therefore, staff cannot support the driveway at that location.

Waiver of Development Standards #2

Staff finds that the reduced throat depth for the driveway on Hacienda Avenue will also result in on street stacking of vehicles. Since Hacienda Avenue is a collector street, it is important that traffic can flow without the impediment of vehicles attempting to access the parking lot. Therefore, staff cannot support this request.

Staff Recommendation

Approval of the zone change and design review; denial of waivers of development standards.

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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- 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 design review 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;

- Reconstruct any unused driveways with full off-site improvements.

Building Department - Fire Prevention

- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0033-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHRIS DINGELL

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

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
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- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF	DATE FILED: <u>1/9/20</u>	APP. NUMBER: <u>70-20-0025</u>
	PLANNER ASSIGNED: <u>[Signature]</u>	TAB/CAC: <u>Paradise</u>
	ACCEPTED BY: _____	TAB/CAC MTG DATE: <u>2/11</u> TIME: <u>2:00</u>
PROPERTY OWNER	FEE: <u>Waived</u>	PC MEETING DATE: _____
	CHECK #: <u>NK</u>	BCC MEETING DATE: <u>3/4/20</u>
	COMMISSIONER: <u>JG</u>	ZONE / AE / RNP: <u>OFFICE/UR</u>
APPLICANT	OVERLAY(S)? <u>NA</u>	PLANNED LAND USE: <u>PF</u>
	PUBLIC HEARING? <u>(Y) N</u>	NOTIFICATION RADIUS: <u>100</u> SIGN? <u>(Y) N</u>
	TRAILS? <u>(Y) N</u> PFNA? <u>(Y) N</u>	LETTER DUE DATE: _____
CORRESPONDENT	APPROVAL/DENIAL BY: _____	COMMENCE/COMPLETE: _____
	NAME: <u>Clark County Board of School Trustees</u>	
	ADDRESS: <u>1180 Military Tribute Place</u>	
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u>	
	TELEPHONE: _____ CELL: _____	
	E-MAIL: _____	
	NAME: <u>Clark County Board of School Trustees</u>	
	ADDRESS: <u>1180 Military Tribute Place</u>	
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u>	
	TELEPHONE: _____ CELL: _____	
	E-MAIL: _____ REF CONTACT ID #: _____	
	NAME: <u>Chris Dingell</u>	
	ADDRESS: <u>1180 Military Tribute Place</u>	
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89044</u>	
	TELEPHONE: <u>702-799-5214</u> CELL: _____	
	E-MAIL: <u>dingec@nv.ccsd.net</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-26-312-009 and 162-26-213-020

PROPERTY ADDRESS and/or CROSS STREETS: 1555 E Hacienda Ave

PROJECT DESCRIPTION: Replacement of existing elementary school

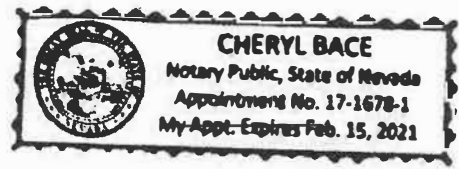
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature] Property Owner (Signature)* Linda K Pern Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 2, 2020 (DATE)

By Linda Pern
NOTARY PUBLIC: Cheryl Bace



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

BOARD OF SCHOOL TRUSTEES

Lola Brooks, President
Linda P. Cavazos, Vice President
Chris Garvey, Clerk
Irene A. Cepeda, Member
Danielle Ford, Member
Deanna L. Wright, Member
Dr. Linda E. Young, Member

Jesus F. Jara Ed.D., Superintendent

January 9, 2020

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

Re: Design Review and Conforming Zone Change for Replacement of Gene Ward Elementary School

Dear Mr. Blount:

Pursuant to Title 30 of the Clark County Code, the Clark County School District (District) respectfully requests approval of a design review and conforming zone change for the replacement of Gene Ward Elementary School (School). The School is located at 1555 East Hacienda Avenue, Las Vegas, Nevada, 89119, Assessor Parcel Numbers 162-26-312-009 (Parcel 1) and 162-26-312-020 (Parcel 2) and is approximately 9.75 acres. Parcel 1 is zoned P-F (Public Facility) and Parcel 2 is zoned R-E (Rural Estates) and both have a planned land use designation of PF (Public Facility). The District is requesting a conforming zone change for Parcel 2 to P-F.

The District has determined the School is past its useful lifecycle and is in need of replacement. The School was originally constructed in 1977, and has a capacity of approximately five hundred forty eight (548) students. Enrollment as of December 2, 2019 was six hundred ninety six (696) students. Construction of the School will commence after the end of the 2020-2021 school year and open in the 2022-2023 school year. The School will be constructed as a phased replacement on the site of the current playground and once the School is completed, the existing school and parking lot will be demolished.

The new School will consist of two (2) separate buildings and house fifty-three (53) classrooms. The first building will be one story and contain the multi-purpose room, administration offices, library, kindergarten room, music room and physical education room. The second building is a two-story with classrooms and a maximum height of thirty-eight (38') feet. The buildings are designed with smooth CMU walls, metal accent walls and fiber cement accent walls. The new playground will consist of two turf areas, basketballs courts, two play structures, tetherballs, and bike racks.

The School will have two parking lots, one north and one south of the School buildings. The north parking lot will have sixty (60) spaces and the south lot will have eighty three (83) spaces for a total of one hundred forty three (143) parking spaces. There will be a drop off lane with ingress/egress from both Tamarus Street and Caliente Street. The bus drop off area will have access from Tamarus Street and will accommodate four (4) buses. The School will have ten-foot (10') sidewalks on all four sides of the site.

The District believes that the design and construction of the School will enhance the District's ability to accommodate the educational needs of the children in the area. Based on the above information, the District respectfully requests approval of these applications. Please do not hesitate to contact Chris Dingell at 702-799-5214 x5417, if you should have any questions or require additional information.

Cordially,



Linda K. Perri, Director
Real Property Management
Clark County School District

cc: Mike Purtill, TSK Architects
Ibrahim Kako, CCSD Project Manager
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