



Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, Nv 89142

March 29, 2022

6:00pm

AGENDA

Note:

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

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

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

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

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

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

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

- III. Approval of Minutes for February 22, 2022. (For possible action)
- IV. Approval of the Agenda for March 29, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **ZC-22-0098-AYITA 3315 LLC, ET AL:**
ZONE CHANGE to reclassify 176.4 acres from an R-1 (Single Family Residential) Zone to an R-1 (Single Family Residential) Zone in a Historic Neighborhood (HN) Overlay District for portions of an existing residential subdivision. Generally located on the south side of Golden Arrow Drive (alignment), the north and south sides of Desert Inn Road, the north side of Viking Road, the west side of Eastern Avenue, and the east side of La Canada Street (alignment) within Winchester and Paradise (description on file). TS/jt/syp (For possible action) 04/20/22 BCC
 - 2. **UC-22-0085-GTL PROPERTIES, LLC:**
USE PERMITS for the following: **1)** vehicle paint/body shop; and **2)** vehicle repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow vehicle paint/body shop; **2)** reduce separation from vehicle repair to residential use; and **3)** reduce separation from vehicle paint/body shop to residential use.
DESIGN REVIEW for a vehicle repair and paint/body shop in conjunction with an existing building on a portion of 16.7 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue and the east side of Burnham Avenue within Winchester. TS/lm/syp (For possible action) 04/20/22 BCC
 - 3. **UC-22-0112-SMK, INC:**
USE PERMIT for an art gallery.
DESIGN REVIEW for an art gallery on 1.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, 380 feet north of Circus Circus Drive within Winchester. TS/nr/syp (For possible action) 04/20/22 BCC
 - 4. **WS-21-0719-DWW SAHARA, LLC:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative screening and landscaping; **2)** required trash enclosure; and **3)** alternative driveway geometrics.
DESIGN REVIEW for a proposed parking lot for new vehicle inventory storage and employee parking area in conjunction with an existing automobile sales facility on a portion of 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue, 650 feet east of Mojave Road within Winchester. TS/al/jo (For possible action) 04/19/22 PC

5. General Business
Elect a new Vice Chair for the Winchester TAB (for possible action)
6. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
7. Next Meeting Date: April 12, 2022.
8. Adjournment.

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



Winchester Town Advisory Board

February 22, 2022

MINUTES

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

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

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

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions Beatriz Martinez; Town Liaison; Victoria Bonner: Secretary; Al Laird; Planning. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of February 8, 2022 Minutes
Moved by: Siegel
Approve
Vote: 3-0 Unanimous
- IV. Approval of Agenda for February 22, 2022
Moved by: Siegel
Hold the first item to March 29th.
Vote: 3-0 Unanimous
- V. Informational Items
- VI. Planning & Zoning:
 1. **WS-21-0719-DWW SAHARA, LLC:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative screening and landscaping; 2) required trash enclosure; and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed parking lot for new vehicle inventory storage and employee parking area in conjunction with an existing automobile sales facility on a portion of 4.3 acres in a

C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue, 650 feet east of Mojave Road within Winchester. TS/al/jo (For possible action)

Hold item to next meeting

2. **UC-22-0044-LV-PCPS, LLC & LV-AM, LLC:**

USE PERMIT for deviations as shown per plans on file in conjunction with a resort hotel (Sahara). **DEVIATIONS** for the following: **1)** alternative street landscaping; **2)** increase fence height; and **3)** all other deviations as depicted per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** reduce the setback for an access gate; and **3)** allow non-standard improvements within the future right-of-way (Las Vegas Boulevard South).

DESIGN REVIEW for changes and modifications to an approved resort hotel on 17.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southeast corner of Las Vegas Boulevard South and Sahara Avenue within Winchester. TS/md/jo (For possible action)

Approve with staff conditions

Moved By- Mikes

Vote: 3-0 Unanimous

VII. General Business

B.M invited the community to Covid Drive Up testing at the Winchester Cultural Center. This will be held on February 26th from 10 a.m. to 12 p.m. Virtual Town Hall. This will be held on February 23rd at 5:30 p.m.

VII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be March 8, 2022

IX. Adjournment

The meeting was adjourned at 6:16 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., MARCH 29, 2022**

04/19/22 PC

1. **WS-21-0719-DWW SAHARA, LLC:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative screening and landscaping; 2) required trash enclosure; and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed parking lot for new vehicle inventory storage and employee parking area in conjunction with an existing automobile sales facility on a portion of 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue, 650 feet east of Mojave Road within Winchester. TS/al/jo (For possible action)

04/20/22 BCC

2. **UC-22-0085-GTL PROPERTIES, LLC:**
USE PERMITS for the following: 1) vehicle paint/body shop; and 2) vehicle repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow vehicle paint/body shop; 2) reduce separation from vehicle repair to residential use; and 3) reduce separation from vehicle paint/body shop to residential use.
DESIGN REVIEW for a vehicle repair and paint/body shop in conjunction with an existing building on a portion of 16.7 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue and the east side of Burnham Avenue within Winchester. TS/lm/syp (For possible action)
3. **UC-22-0112-SMK, INC:**
USE PERMIT for an art gallery.
DESIGN REVIEW for an art gallery on 1.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, 380 feet north of Circus Circus Drive within Winchester. TS/nr/syp (For possible action)
4. **ZC-22-0098-AYITA 3315 LLC, ET AL:**
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PARKING LOT/VEHICLE STORAGE AREA
(TITLE 30)

SAHARA AVE/MOJAVE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0719-DWW SAHARA, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative screening and landscaping; 2) required trash enclosure; and 3) alternative driveway geometrics.

DESIGN REVIEW for a proposed parking lot for new vehicle inventory storage and employee parking area in conjunction with an existing automobile sales facility on a portion of 4.3 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Sahara Avenue, 650 feet east of Mojave Road within Winchester. TS/al/jo (For possible action)

RELATED INFORMATION:

APN:

162-12-502-011 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Waive the required street landscaping along an arterial street (Sahara Avenue) where a 15 foot wide landscape area with an existing attached sidewalk per Section 30.64.030 is required.
 - b. Waive the required street landscaping along a local street (Glen Avenue) where a 6 foot wide landscape area with an attached sidewalk per Figure 30.64-13 is required.
 - c. Waive parking lot landscaping on a portion of the site where required per Figure 30.64-14.
 - d. Waive landscaping adjacent to a less intense use along the southern property line where required per Figure 30.64-11.
2. Waive the required trash enclosure.
3. Reduce the departure distance from an intersection to 82 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 57% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.3 (portion)
- Project Type: Parking lot for new vehicle storage and employee parking
- Parking Provided: 250

Site Plans

The owner/applicant owns a vehicle sales facility on the approximate 4 acres to the west of this site. The plans depict the development of the north half of the subject parcel for the purpose of vehicle inventory storage and employee parking area in conjunction with the vehicle sales facility to the west. This parcel is undeveloped and unpaved, and the applicant intends to pave a portion of the parcel and integrate it with the existing vehicle sales facility with cross-access. The plans depict a new commercial driveway on the northeast portion of the site with an access control gate set back 50 feet from Glen Avenue, which will remain closed when not needed to access the site. The site will provide 250 vehicle spaces to be used for inventory storage and employee parking. The cross-access between both parcels is shown approximately halfway down the parcel. The southern half of this parcel will remain undeveloped and will not be utilized for any parking.

Landscaping

Per the request, no live landscaping is proposed. However, a 6 foot wide area with groundcover and decorative rock is proposed along Sahara Avenue and Glen Avenue.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the parking lot is in conjunction with the adjacent existing automobile dealership. The project proposes a commercial driveway with 250 vehicle spaces of paved parking with parking lot lights. The applicant is requesting the waiver of street landscaping due to a number of extensive utility easements that preclude the installation of landscaping along both streets. Since the parking lot is intended to be a non-public storage area for vehicles, the applicant is requesting no parking lot landscaping be required. The landscaping required adjacent to a less intense use is located along the southern boundary of the site, which will remain undeveloped at this time. A trash enclosure is not needed for this site since a trash enclosure is provided with the existing adjacent vehicle sales facility. The request for the alternative driveway throat depth and departure distance are for a proposed driveway that will only be used occasionally and will not affect traffic on the public streets. The plans are similar to plans that were submitted for projects that have been previously approved for this site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0104-16	Request to waive parking lot landscaping for a parking lot intended as inventory storage and employee parking - expired	Approved by PC	April 2016
WS-0690-08	Request to waive parking lot landscaping for a parking lot intended as inventory storage and employee parking - expired	Approved by PC	September 2008
UC-1335-01	Auto sales facility - expired	Approved by PC	November 2001
ZC-003-92	Reclassified to C-2 zoning for a mini-warehouse development and shopping center	Approved by BCC	March 1992

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-2 & R-2	Parking lot & automobile dealership
South	Compact Neighborhood (up to 18 du/ac)	R-3	Single family residential (Townhouse) development
East	Corridor Mixed-Use	C-2	Mini-warehouse facility
West	Corridor Mixed-Use	C-2	Automobile dealership

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waivers of Development Standards #1a & #1b

The existing utility easements along Sahara Avenue and Glen Avenue preclude the installation of most landscaping along these streets. Similar requests to waive landscaping along these streets have been approved with prior land use applications for this site. Given the existing easements along the streets, there is no landscaping along the street adjacent to the property to the west, and due to a past history to waive landscaping on this site, staff has no objection to these waivers; however, since staff does not support the design review, staff does not support this request.

Waiver of Development Standards #1c

Staff cannot support the waiver of parking lot landscaping. There is no functional reason why parking lot landscaping cannot be provided throughout the parking area. The sales facility to the west provided parking lot landscaping. The vehicle storage is intended to be a permanent use; therefore, staff would recommend parking lot landscaping to enhance the visual aspect to the overall site. Without landscaping to break-up the parking area this parking lot will consist of a large, paved area that will contribute to the heat island effect. Lack of landscaping will increase dust in the area and increase storm water runoff during storm events; therefore, staff finds the lack of parking lot landscaping will have a negative impact on the community and does not support this waiver.

Waiver of Development Standards #1d

Since only the northern portion of the site is being developed at this time and the southern portion, which is closest to the existing residential development is not, staff can support this waiver in conjunction with the proposed parking lot. However, this waiver would only be in conjunction with the proposed parking lot, any future development of the southern portion of this site would require a landscape buffer adjacent to the existing residential use.

Waiver of Development standards #2

Staff can also support the waiver to not provide the required trash enclosure since this parcel is a functional extension of the sales facility to the west. Immediately to the west are 2 trash enclosures that can be used for refuse. Since this parcel will be used for storage of vehicles for the sales facility to the west and this portion of the overall development is not open to the public, staff does not anticipate any practical issues with refuse collection; however, since staff does not support the design review, staff does not support this request.

Design Review

Staff finds this request is in keeping with the commercial, auto related land use character of the area that has been established along this corridor. The proposed site improvements will not adversely affect the traffic conditions, or the character of the neighborhood. However, staff finds the lack of parking lot landscaping will have a negative impact of the community with increase to the heat island effect, dust and storm water runoff. Since staff does not support the waiver for parking lot landscaping, staff cannot support the design review for the project.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the reduction of the departure distance along Glen Avenue. Staff has concerns with the close proximity of the proposed driveway to the existing driveway to the east. Traffic from 2 driveways will be in direct conflict causing potential collisions that will be made worse due to the curve of the road. Additionally, the site is an expansion of the auto dealership to the west, making cross access a viable option in lieu of adding a driveway.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Right-of-way dedication to the back of sidewalk;
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: February 1, 2022 – HELD – To 03/01/22 – per the applicant.

PLANNING COMMISSION ACTION: March 1, 2022 – HELD – To 03/15/22 – per the applicant.

PLANNING COMMISSION ACTION: March 15, 2022 – HELD – To 04/19/22 – per the applicant.

APPLICANT: DWW SAHARA LLC

CONTACT: PETYA BALOVA, BALOVA ENGINEERING, 7495 WEST AZURE DRIVE SUITE 140-C, LAS VEGAS, NV 89130

VEHICLE REPAIR
(TITLE 30)

SAHARA AVE/BURNHAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0085-GTL PROPERTIES, LLC:

USE PERMITS for the following: **1)** vehicle paint/body shop; and **2)** vehicle repair.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow vehicle paint/body shop; **2)** reduce separation from vehicle repair to residential use; and **3)** reduce separation from vehicle paint/body shop to residential use.

DESIGN REVIEW for a vehicle repair and paint/body shop in conjunction with an existing building on a portion of 16.7 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Sahara Avenue and the east side of Burnham Avenue within Winchester. TS/lm/syp (For possible action)

RELATED INFORMATION:

APN:

162-11-503-001

USE PERMITS:

1. Vehicle paint/body shop in C-2 Zone.
2. Vehicle repair in C-2 Zone.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow vehicle paint/body shop not accessory to automobile or off-highway vehicle sales where required per Table 30.44-1.
2. Reduce separation distance from a vehicle (repair) to a residential development to 107.5 feet where 200 feet is required per Table 30.44-1.
3. Reduce separation distance from a vehicle (paint/body) to a residential development to 107.5 feet where 200 feet is required per Table 30.44-1.

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2121 E. Sahara Avenue
- Site Acreage: 16.7
- Project Type: Vehicle repair & vehicle paint/body shop

- Number of Stories: 2
- Building Height (feet): 20.5
- Square Feet: 18,480
- Parking Required/Provided: 422/687

History & Site Plan

The subject site consists of 8 existing buildings (Buildings A through H) with the northerly building consisting of a separately owned and operated vehicle sales use. There is existing fencing separating the different users on the site which are accessed by 3 driveways along Sahara Avenue and 2 along Burnham Avenue. The applicant is requesting to re-establish the vehicle repair, and paint and body shop business in Building G which is centrally located (north to south) on the site. Building G which will be used for a paint and body shop has access from Burnham Avenue and is located approximately 107 feet from the residential development on the west side of Burnham Avenue. The proposed use includes fenced parking areas on the north and south sides of the building with 96 available parking spaces, 4 bicycle parking spaces, and any required parking will be accessible by gates that will remain open during business hours. Additional parking is provided adjacent to Burnham Avenue in parking areas farther to the north, and available for visitors as needed. South of Building G is a storage building that will remain on the site. The existing storage area farther to the south on the parcel is not a part of this request and future development on that area may require additional land use.

Landscaping

The plans depict existing trees along Sahara Avenue and landscaping along Burnham Avenue with 4 proposed trees to be located along Burnham Avenue to re-establish missing trees.

Elevations

The existing buildings are painted to match and constructed of stucco, metal siding, metal roof, store front glazing windows, and masonry veneer. The overhead doors for all buildings are located on the south and north elevations.

Floor Plan

The existing Building G includes 2 stories and has an overall area of 18,480 square feet. The lower level consists of lobby, offices, storage, and mechanic areas, and the upper level consists of a storage area that is located on a portion of the building over the lobby area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that they would like to re-establish the previously approved use at the site. Site improvements have been included and the existing storage container will be removed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0683-14	Recreational facility (indoor batting cages) - expired	Approved by PC	October 2014
UC-0519-12 (ET-0016-13)	First extension of time to commence and review a vehicle paint and body shop and vehicle repair in conjunction with vehicle sales - expired	Approved by PC	April 2013
UC-0078-13	Outdoor swap meet on the southern 250 feet of the parcel	Denied by PC	April 2013
UC-0519-12	Vehicle paint and body shop and vehicle repair in conjunction with vehicle sales - expired	Approved by PC	October 2012
WS-0728-04	Additional freestanding signs, increased sign height, and reduced sign separation for replacement of 2 existing freestanding signs in conjunction with an automobile sales and repair facility	Approved by PC	June 2004
VC-234-93	Permit automobile repair and body shop in conjunction with an existing automobile sales facility - expired	Approved by PC	March 1993
VC-175-85	Permit an electric message unit in conjunction with an existing pylon sign	Approved by PC	May 1985
ZC-138-77	Reclassified the subject property to C-2 zoning for a new and used automobile facility	Approved by BCC	September 1977

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1 & R-2	Retail, office, & off-premises advertising
South	Public Use	P-F	Valley High School
East	Corridor Mixed-Use	C-2	Shopping Center
West	Corridor Mixed-Use & Urban Neighborhood (over 18 du/ac)	C-1 & R-4	Office, retail, & multiple family residential

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 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.

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.

Use Permits & Waivers of Development Standards

This request is to re-establish a previously approved use that has been located at this site on and off for many years. While the proposed use is not in conjunction with an automobile sales dealership the use is compatible with other existing auto dealerships along Sahara Avenue. Staff finds that the proposed uses should have minimal negative impacts to the adjacent residential development as the service bay doors are facing south away from the residential development to the west. The proposed use is consistent with Goal WP 3 of the Master Plan that encourages the revitalization of established employment centers which this use would be providing to the urban area.

Design Review

Staff can support the proposed improvements for the site including the re-establishment of landscaping along Burnham Avenue and the removal of the shipping container.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Provide 4 trees along Burnham Avenue to re-establish landscaping;
- Remove shipping container prior to Certificate of Occupancy and/or business license;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of new cooling systems that consumptively use water will be prohibited; future development an uses on the parcel may require additional land use; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- 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: LASVEGAS.NET AUTO SHOP, LLC

CONTACT: LV.NET, 2595 FREMONT STREET, LAS VEGAS, NV 89104

DRAFT

ART GALLERY
(TITLE 30)

LAS VEGAS BLVD S/CIRCUS CIRCUS DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0112-SMK, INC:

USE PERMIT for an art gallery.

DESIGN REVIEW for an art gallery on 1.3 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Las Vegas Boulevard South, 380 feet north of Circus Circus Drive within Winchester. TS/nr/syp (For possible action)

RELATED INFORMATION:

APN:

162-09-601-002

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2780 Las Vegas Boulevard South
- Site Acreage: 1.3
- Project Type: Art gallery
- Number of Stories: 2
- Square Feet: 17,000
- Parking Required/Provided: 57/67

Site Plan

The plan shows an existing 17,000 square foot 2 story office building that will be repurposed as an art gallery. The building is set back from Las Vegas Boulevard South 111 feet 7 inches with an existing landscape area and pedestrian walkway within the setback area. Parking is located on the west side of the building. Access to the site is from a shared driveway with the condominium complex to the north.

Landscaping

No changes are proposed or required for the landscaping.

Elevations

The elevations show a decorative design on all sides of the building. The redesign includes the striped theme on the porte-cochere, its pillars, and maintains the striped theme on the surface of the parking lot.

Floor Plans

The plans show an entrance from the parking area under the porte-cochere with gallery space, gift shop, restrooms, and a refreshment area on the first floor. The second floor has an open area to the first floor, additional gallery space, restrooms, storage, and office space. The total area is 17,000 square feet.

Signage

Signage shown on the plans is not a part of this request and will be requested with a separate application.

Applicant's Justification

The applicant states that the original use of the building was a sales center office building. The applicant indicates that the exterior of the existing building will be modified along with the parking area and interior changes to accommodate an art gallery.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0485-08	Signs for a temporary sales office	Approved by BCC	June 2008
UC-0365-07 (WC-0157-07)	Off-site improvements	Approved by PC	July 2007
UC-0365-07	Office retail building	Approved by PC	May 2007
ADR-0033-05	Driveway modification with mixed-use to the north	Approved by ZA	March 2005
UC-0957-02	Timeshare sales office	Approved by PC	September 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed Use	U-V	Condominium complex
South & West	Entertainment Mixed Use	H-1	Undeveloped
East	Entertainment Mixed Use	H-1	Fontainebleau Resort Hotel

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

Use Permit & Design Review

The proposed art gallery is intended to be visible to the public and allows for the display and sale of the artwork. The use would provide a service to tourists in the area and can be a source of entertainment to the public. The site is located within the Resort Corridor which is an area intended for tourist related activities. Staff finds the use of an art gallery would be an appropriate use within the Resort Corridor and supports the use permit and the design review requests.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- 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: SMK, INC.

CONTACT: SHURLEY DESIGN STUDIO, LLC, 9270 ONESTO AVE., LAS VEGAS, NV
89148

DRAFT

HISTORIC NEIGHBORHOOD
(TITLE 30)

EASTERN AVE/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0098-AYITA 3315 LLC, ET AL:

ZONE CHANGE to reclassify 176.4 acres from an R-1 (Single Family Residential) Zone to an R-1 (Single Family Residential) Zone in a Historic Neighborhood (HN) Overlay District for portions of an existing residential subdivision.

Generally located on the south side of Golden Arrow Drive (alignment), the north and south sides of Desert Inn Road, the north side of Viking Road, the west side of Eastern Avenue, and the east side of La Canada Street (alignment) within Winchester and Paradise (description on file). TS/jt/syp (For possible action)

RELATED INFORMATION:

APN:

List on file.

LAND USE PLAN:

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Addresses: Various
- Site Acreage: 176.4
- Number of Lots: 747
- Project Type: Historic neighborhood

Request

This request was initiated by the Board of County Commissioners in January of 2022 (AG-21-900819) to establish a Historic Neighborhood (HN) Overlay District over the remaining portions of the Paradise Palms residential subdivision. A Historic Neighborhood (HN) Overlay District was previously approved for a portion of the Paradise Palms subdivision with ZC-0883-16, which is generally located on the south side of Desert Inn Road, the north and south sides of Commanche Drive, the east and west sides of Spencer Street, and the east side of Oneida Way.

Site Plan

The subject portion of Paradise Palms consists of 747 single family homes, which are the remaining residences in the larger subdivision of approximately 1,000 houses. Golden Arrow Drive runs along the north side of the subject portion, and Viking Road runs along the south side. The east and west sides are generally bounded by Eastern Avenue and La Canada Street (alignment), respectively. This application excludes some properties along Desert Inn Road and along Eastern Avenue that have converted to non-residential uses. These properties have lost their historical significance due to building modifications that are not consistent with the original architecture. Also, Las Vegas National Golf Course is located within the portion of the subdivision on the south side of Desert Inn Road, and the golf course is not a part of this historical neighborhood request.

Landscaping

Existing landscaping consists of a variety of plant materials and designs.

Elevations

Elevations include a variety of architectural designs, building styles, and construction materials representing mid-century modern architecture. The first model homes included a desert modern architectural style that consists of flat, shed, or gabled rooflines with decorative block and clerestory windows. Later model homes included facades with a mixture of stucco, board-and-batten, shadow block, and decorative screen block topped with flat, butterfly, or gabled rooflines. A series of Polynesian inspired elevations as well as Spanish style and American traditional homes are also located in the subject portion of Paradise Palms.

Floor Plan

The original residences generally consist of either a front facing entrance or side facing entrance with 3 and 4 bedroom floor plans. An outdoor area screened from the street with a decorative block, wood, or similar panels connected either an attached or detached carport. Most residences are single story. However, some homes are a tri-level design with a carport and playroom below the residence. A mid-level living/dining room/kitchen located on the side of the main residence connects the upper and lower stories.

Applicant's Justification

Paradise Palms has played a significant role in the cultural and architectural history of the Las Vegas Valley. Developed by Las Vegas businessmen Merv Adelson and Irwin Molasky, the master planned community includes residences designed by notable architects (Hugh Taylor, Bill Krisel, and Dan Palmer) for many of the original entertainers and prominent residents in Las Vegas. Architecturally, the neighborhood represents the epitome of mid-century modern design in Las Vegas with the most varied and well-preserved mid-century residences. A Historic Neighborhood Overlay District will help solidify the neighborhood's significance and place in history in Clark County.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Public Use	R-1	Single family residential & place of worship
South	Public Use, Mid-Intensity Suburban Neighborhood (up to 8 du/ac), & Urban Neighborhood (greater than 18 du/ac)	P-F, R-1, R-2, & R-4	School, single family residential, & multiple family residential
East	Neighborhood Commercial	CRT & C-P	Single family residential conversions to office uses & medical office complex
West	Public Use, Compact Neighborhood (up to 18 du/ac), Urban Neighborhood (greater than 18 du/ac), & Neighborhood Commercial	P-F, R-1, R-3, R-4, & H-1	School, multiple family residential, utility corridor along Spencer Street, single family residential, & medical office

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This is a conforming zone change that will maintain the range of residential densities indicated in the Master Plan. The request for the Historic Neighborhood (HN) Overlay District will help preserve and enhance the character of the existing residential neighborhood and some properties that could convert to office uses along Eastern Avenue. Staff finds that Paradise Palms includes several unique aspects, including significant architecture, design, and style with well-preserved and varied mid-century modern residences. In addition, the many notable residents from the entertainment industry lived in the neighborhood. As a result, the request fulfills the purpose of the Historic Neighborhood (HN) Overlay District, which is intended to preserve the distinctive historic, economic, and cultural character of a residential neighborhood to enhance the intellectual and social experiences within Clark County.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; you may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

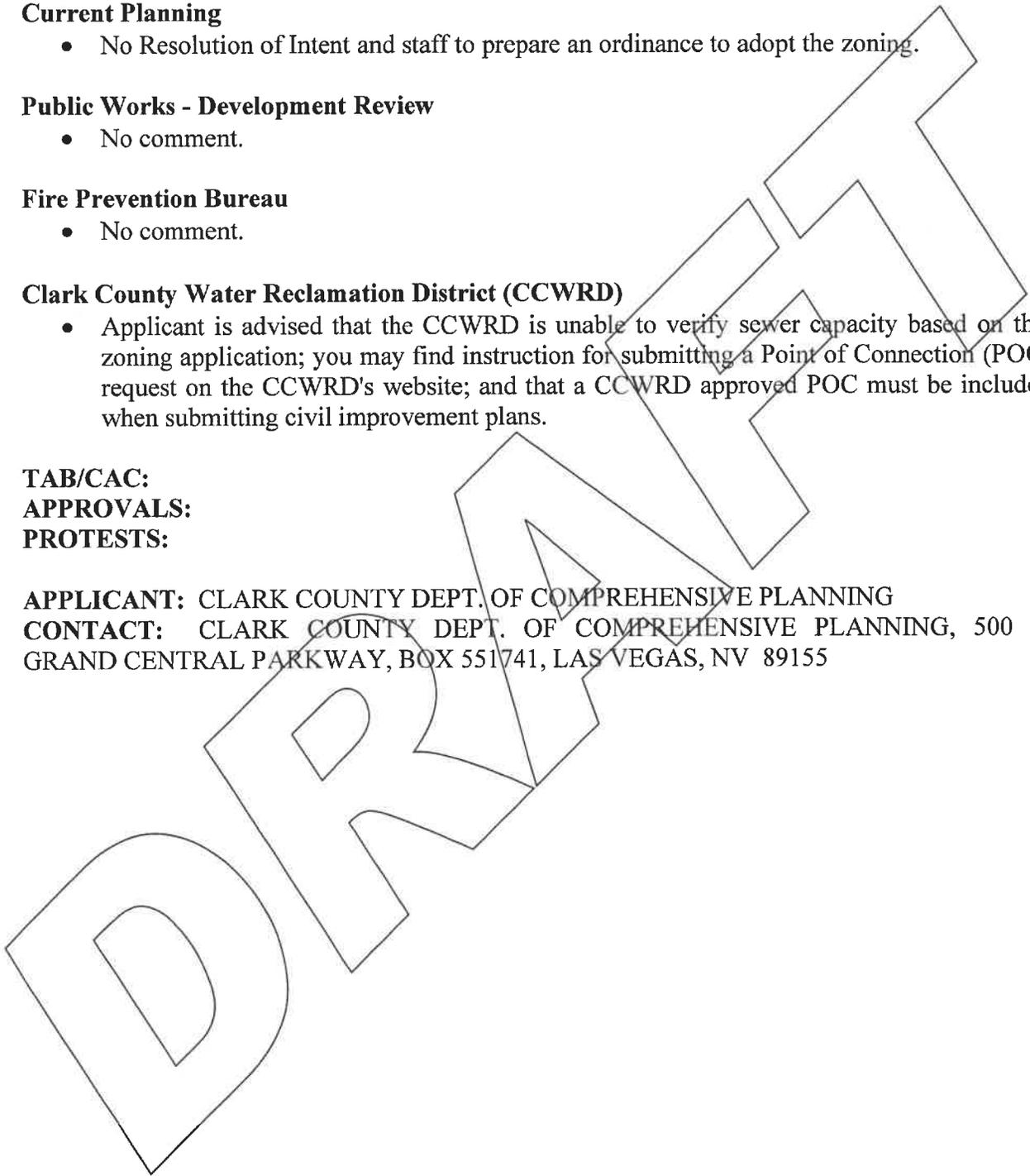
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY DEPT. OF COMPREHENSIVE PLANNING

CONTACT: CLARK COUNTY DEPT. OF COMPREHENSIVE PLANNING, 500 S. GRAND CENTRAL PARKWAY, BOX 551741, LAS VEGAS, NV 89155





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UCLWSDR-22-0085</u> DATE FILED: <u>2/22/2022</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>WINCHESTER</u> TAB/CAC DATE: <u>3/29/2022</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>4/20/2022</u> FEE: <u>\$1375-</u>
	PROPERTY OWNER NAME: <u>GTL Properties LLLP</u> ADDRESS: <u>3271 S Highland Dr, Suite 704</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-369-9595</u> CELL: _____ E-MAIL: <u>akoch@eurekamesquite.com</u>
	APPLICANT NAME: <u>LASVEGAS.NET AUTO SHOP LLC</u> ADDRESS: <u>2121 E. SAHARA AVE. BUILDING G</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702-900-0000</u> CELL: _____ E-MAIL: <u>MARTY@LV.NET</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>MARTY MIZRAHI</u> ADDRESS: <u>2595 FREMONT ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702 900 0000</u> CELL: _____ E-MAIL: <u>MARTY@LV.NET</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-11-503-001

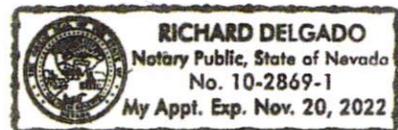
PROPERTY ADDRESS and/or CROSS STREETS: 2121 E. Sahara Ave. Las Vegas, NV 89104

PROJECT DESCRIPTION: Auto mechanic shop on an existing lot with automobile sales, service and repair

(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.

Gregory T.H. Lee Gregory T.H. Lee
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 3/03/2021 (DATE)
 By GREGORY T.H. LEE
 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.

June 20, 2021

Clark County
Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155-1744

APN: 162-11-503-001
Re: Special Use Permit & Design Review

**PLANNER
COPY**

To Whom It May Concern:

We respectfully submit this application for a Special Use Permit, Waiver of Development Standards and Design Review for APN 162-11-503-001. The site is existing and was previously Guadin Ford, there is now various uses on the site.

The Special Use Permit is for vehicle repair and vehicle paint/body shop in C-2 zone as a Project of Regional Significance. Operations are inside an existing 18,480 square foot facility, a portion of the existing site. This use was previously approved at this location and my client will use the facilities and operate with the same uses.

The Waiver of Development Standards is being requested for the following: the existing building is approximately 107.5 feet from the property line of residential uses where 200 feet is required. The distance of 107.5 feet is measure from the covered drive at the front of the building. The distance to the residence structure (from the front of the enclosed facility) is 202 feet. Code requirement is the vehicle paint/body repair be an accessory use to vehicle sales. The site is still being used for vehicle sales and again this use was previously approved at this location.

The hours of operation will be Monday thru Friday 8am till 6pm. The RISE Report for a project of regional significance is enclosed with this submittal. The report shows no significant impact to road ways, utilities, emergency services or schools.

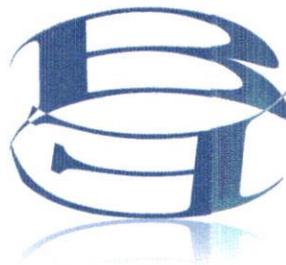
The Design Review is for the vehicle repair and paint/body shop as well as the landscaping. All the buildings onsite are painted to match. The overall site has seven structures totaling 88,047 square feet, as per county records. Since a portion of the site is still being used for vehicle sales and the other buildings uses are not identified we chose to be conservative on the parking calculations and use the vehicle repair requirement of 5.5 spaces per 1,000 square feet as that is the highest parking requirement. The required spaces based on the analysis provided on the site plan are 422. The site plan shows the current configuration of the site and the provided spaces are 687. The specific site plan for Building "G" shows that adjacent to the building there can be 96 total spaces (4 handicap). There are 4 bicycle and 2 loading spaced. The required spaces for the office and vehicle repair are 102 spaces. As mentioned above the site is currently over parked and with cross-excess and parking granted over the entire site there is adequate parking for this use. The floor plan and elevations are existing and match county records. The landscaping is existing and shown on the Landscape Plan. Missing or dead trees along Burnham Street will be replaced with plant material approved in the county plant list.

If you have any questions or need further information please feel free to contact me at 702-521-7021

Respectfully Submitted,



Landon Christopherson, P.E.



November 10, 2021

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

Re: TOYOTA OF LAS VEGAS
PARKING LOT AND VEHICLE DISPLAY
APN 162-12-502-011

The purpose of this letter is to request design review and waivers of development standards for a parking lot in conjunction with an existing auto dealership. The current Clark County zoning classification of the parcel is C-2 (General Commercial) and is designated as CG (Commercial General) in the Planned Land Use. A prior land use application (WS-0104-16) was approved with conditions as per the NOFA. The parcel was not improved at that time and the permit expired. They wish to reinstate the land use process and go forward at this time.

We are requesting the following:

DESIGN REVIEW

The proposed parking lot will be located on a 2.2-acre portion of a 4.26-acre parcel, located to the east of the existing Toyota of Las Vegas Dealership located on Sahara and Glen. Both are public right-of-way streets with full offsites. The project proposes a commercial driveway, adding approximately 26 feet of wrought iron fence along the eastern property line. This will be constructed in such a manner as to improve security and visibility to the site as well as to maintain visibility along the roadway. Access will also be restricted by jersey rails or a chainlink fence on site, along the south side of the paved area. An approximately 24" flood wall will be constructed along back of sidewalk.

250-spaces of paved parking with area lights to match the existing lights in the existing lot will be constructed. The parking lot will be used for storage of inventory only. Parking analysis is included on the attached Site Plan. Access will be restricted by swing arms, setback approximately 50 feet from the right-of-way line on Glen Avenue. They will be equipped with lock box and will remain closed at all times except when driveway is used for vehicle deliveries. Customers will have no access to the storage yard.

Prior land use applications: (WS-0690-08, WS-0104-16) were approved for a similar request but the east parcel was not developed per plans and the permits expired. Previous to that (WS-0690-08) land use process the site was intended to be developed as a portion of the mini warehouse and retail area located to the east of the property. This has led to a number of unintentional utility easements encumbering the portion of the property adjacent to the street (as shown on the site plan).

WAIVERS OF DEVELOPMENT STANDARDS :

1. Parking lot landscaping
2. Street landscaping as required
3. Trash enclosure
4. Throat depth
5. Departure distance

1. We are requesting waivers to the Development Code regarding landscaping requirements: The street buffer and the onsite landscaping islands in the parking areas. As shown on the attached site plan, there are a number of existing utility easements (as noted prior) in place, underlaying the area generally utilized as a landscape buffer. Due to the extensive utility easements in place, LVVWD staff requested that we avoid any trees in the area and minimize shrubs and restrict the landscape to decorative rock and native grasses to avoid root damage issues or potential for damage to existing utilities with the landscape install process.
2. We are asking for a six-foot buffer to be installed, using decorative rock. As this will be a nonpublic storage area for presale automobiles, we are requesting to continue the waivers previously granted for not requiring the standard parking lot landscaping islands. The last notice of final action dated April 13, 2016 allowed both this and the use of non organic landscaping buffer to the street side of the parcel. We ask to continue this on the request as well.
3. Trash enclosure is not needed here because one has been provided on the main lot.
4. The subject lot will be used for vehicle inventory and the gate, which is offset 50 feet will remain closed.
5. A departure distance of 88 feet, where 190 feet is required. Justification: unique configuration of the intersection, large corner radius, and sight visibility provided

If you require further information, please feel free to contact me at (702) 682-1706.

Sincerely,

Petya Balova

Petya Balova, P.E.

Balova Engineering

APP 22-100047



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0112</u> DATE FILED: <u>2/22/22</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>3/29/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/20/2022</u> FEE: <u>\$1350</u>
	PROPERTY OWNER NAME: <u>S M K INC</u> ADDRESS: <u>766 Pohukaina Street</u> CITY: <u>Honolulu</u> STATE: <u>HI</u> ZIP: <u>96813</u> TELEPHONE: <u>(808) 597-3389</u> CELL: <u>(808) 597-3389</u> E-MAIL: <u>lromualdo@abcstores.com</u>
	APPLICANT NAME: <u>S M K INC</u> ADDRESS: <u>766 Pohukaina Street</u> CITY: <u>Honolulu</u> STATE: <u>HI</u> ZIP: <u>96813</u> TELEPHONE: <u>(808) 597-3389</u> CELL: <u>(808) 597-3389</u> E-MAIL: <u>lromualdo@abcstores.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Shurley Design Studio</u> ADDRESS: <u>9270 Onesto Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702.624.0022</u> CELL: <u>702.624.0022</u> E-MAIL: <u>Gerald@ShurleyDesign.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-09-601-002

PROPERTY ADDRESS and/or CROSS STREETS: 2780 S LAS VEGAS BLVD

PROJECT DESCRIPTION: ART GALLERY WITH EXTERIOR MODIFICATIONS.

(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)*

PAUL KOSASA

 Property Owner (Print)

STATE OF HAWAII
 COUNTY OF HONOLULU

SUBSCRIBED AND SWORN BEFORE ME ON JANUARY 25, 2022 (DATE)
 By PAUL KOSASA

NOTARY PUBLIC: JULIE C. MACALMA



1/25/22
SEE ATTACHED
COMM EXP 5/6/2023

*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.

Document Date: 1/25/2022 # Pages: 4
Notary Name: JULIE C. MACALMA First Circuit
Doc. Description: Land Use Application
Dept. of Comprehensive Planning
[Signature] 1/25/2022
Notary Signature Date



January 10, 2022

Clark County Comprehensive Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

Re: **Justification Letter**: APN: 162-09-601-002
(Special Use Permit)

**PLANNER
COPY**
UC-22-0112

To Whom it may concern:

We would like to apply for a Special Use Permit for a new Digital Art Gallery to be located inside an existing two-story office building at 2780 South Las Vegas Boulevard, parcel number 162-09-601-002. The building was originally approved and constructed as a new 17,000 square foot, two-story sales center office building. We are proposing to provide exterior improvements as noted on the attached drawings.

Special Use Permit:

Per Title 30 Table 30.44-1 the use of Art Gallery requires a Special Use Permit in H-1 (Limited Resort and Apartment) zoning. Per the requirements we are requesting the Special Use Permit through this process.

Parking:

The previous use required 4 parking spaces per 1,000 square feet of area for a total of 68 parking spaces. Per Title 30 the Art Gallery requires 3.3 parking spaces per 1,000 square feet of area for a total of 57 parking spaces required. We are proposing to re-stripe the existing parking to provide 67 parking spaces total.

We feel that this proposed project would be a great addition to the area, conforms to the other uses currently located in the area, and follows the requirements set forth by Clark County Title 30. We would greatly appreciate the staff's recommendation for approval. If you have any questions, please contact us at 702-624-0022.

Thank you,



Gerald A. Shurley, Jr. | Principal Architect
LEED AP | NCARB (NV #7210)
Shurley Design Studio