



Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, Nv 89142

November 8, 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
 John Delibos
 Judith Siegel
 Dorothy Gold
 April Mench

Secretary: Victoria Bonner, 702-335-9205, and victoria.tabsecretary@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 October 25, 2022. (For possible action)
- IV. Approval of the Agenda for November 8, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Applications are available until November 15, 2022 for appointments by the Clark County Board of County Commissioners to serve on the (Winchester TAB) for a two-year (2-year) term beginning January 2023.

VI. Planning and Zoning

1. **SC-22-0571-COUNTY OF CLARK:**

STREET NAME CHANGE to change the name of Karen Avenue to Liberace Way between Maryland Parkway and Joe W. Brown Drive. Generally located on the west side of Maryland Parkway and the east side of Joe W. Brown Drive within Winchester. TS/dm/syp (For possible action)

12/06/22 PC

2. **UC-22-0564-MRC 1 FUNDING CORPORATION:**

USE PERMITS for the following: **1)** expand the Gaming Enterprise District; **2)** high impact project; **3)** resort hotel; **4)** resort condominiums; **5)** public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, offices, meeting/convention space, back-of-house areas, and parking structures; **6)** associated accessory and incidental commercial uses, buildings, and structures; **7)** kitchens within guest rooms; and **8)** deviations as depicted per plans on file.

DEVIATIONS for the following: **1)** increased building height; **2)** reduce height/setback ratio; **3)** encroachment into airspace; and **4)** all other deviations as shown per plans on file.

DESIGN REVIEWS for the following: **1)** a resort hotel with a high rise tower and kitchens in rooms; and **2)** all other accessory and incidental buildings and structures on 14.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Desert Inn Road and Paradise Road within Winchester. TS/gc/syp (For possible action)

12/06/22 PC

3. **WS-22-0565-VALDIVIA, SANDRA:**

WAIVER OF DEVELOPMENT STANDARDS to increase the front yard hardscape in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Vegas Valley Drive, 820 feet west of Burnham Avenue within Winchester. TS/jgh/syp (For possible action)

12/06/22 PC

4. **ET-22-400115 (ZC-19-0766)-TOP EXPRESS INVESTMENTS, LLC:**

USE PERMIT FIRST EXTENSION OF TIME for a daycare.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce landscaping; **2)** trash enclosure; **3)** reduce drive aisle width; and **4)** allow non-standard driveway improvements.

DESIGN REVIEW for a daycare on 0.4 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Eastern Avenue, 260 feet south of Golden Arrow Drive within Winchester (description on file). TS/hw/ja (For possible action) 12/07/22 BCC

5. **UC-22-0591-GEZALYAN ZARUHI & VAHE:**

USE PERMIT to allow vehicle maintenance.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced approach distance; and **2)** reduced departure distance.

DESIGN REVIEW for a vehicle maintenance establishment on 0.6 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Desert Inn Road and Sandhill Road within Winchester. TS/bb/syp (For possible action) 12/07/22 BCC

VII. General Business

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

IX. Next Meeting Date: November 29, 2022.

X. Adjournment.

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

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

<https://notice.nv.gov>



Winchester Town Advisory Board

October 25, 2022

MINUTES

Board Members:	Robert O. Mikes, Jr. – Chair – Present Judith Siegel – Excused John Delibos – Present Dorothy Gold – Excused April Mench - Present
Secretary:	Victoria Bonner, 702-335-9205 victoria.tabsecretary@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 Javier Rojas: Town Liaison; Victoria Bonner: Secretary; Judith Rodriguez: Planning. The meeting was called to order at 6:05p.m.
- II. Public Comment
None
- III. Approval of September 27, 2022 Minutes
Moved by: Delibos
Approve
Vote: 3-0 Unanimous
- IV. Approval of Agenda for October 25, 2022
Moved by: Delibos
Approve
Vote: 3-0 Unanimous
- V. Informational Items
 1. Applications are available until November 15, 2022 for appointments by the Clark County Board of County Commissioners to serve on the (Winchester TAB) for a two-year (2-year) term beginning January 2023.

VI. Planning & Zoning:

1. **ET-22-400109 (UC-0519-17)-ALL NET LAND DEVELOPMENT, LLC:**

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

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

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

Approve with staff conditions

Moved By- Mikes

Vote: 2-0

Delibos recused himself

2. **ET-22-400110 (UC-0568-14)-ALL NET LAND DEVELOPMENT, LLC:**

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

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

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

Approve with staff conditions

Moved By- Mikea

Vote: 2-0

Delibos recused himself

3. **UC-22-0555-SCHWARTZ FAMILY RE HOLDINGS, LLC:**

USE PERMIT for a school (kindergarten through fifth grade).

WAIVER OF DEVELOPMENT STANDARDS to allow modified commercial driveway geometrics.

DESIGN REVIEW for a proposed charter school in conjunction with an existing commercial building on a 3.3 acre portion of an 8.2 acre site in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue and the east side of Bruce Street within Winchester. TS/rk/syp (For possible action)

Approve with staff conditions

Moved By- Delibos

Vote: 3-0

VII. General Business

J.R reminded the board to fill out application for the Winchester TAB.

VII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be November 8, 2022

IX. Adjournment

The meeting was adjourned at 6:52 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., NOVEMBER 8, 2022**

12/06/22 PC

1. **SC-22-0571-COUNTY OF CLARK:**
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2. **UC-22-0564-MRC 1 FUNDING CORPORATION:**
USE PERMITS for the following: 1) expand the Gaming Enterprise District; 2) high impact project; 3) resort hotel; 4) resort condominiums; 5) public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, offices, meeting/convention space, back-of-house areas, and parking structures; 6) associated accessory and incidental commercial uses, buildings, and structures; 7) kitchens within guest rooms; and 8) deviations as depicted per plans on file.
DEVIATIONS for the following: 1) increased building height; 2) reduce height/setback ratio; 3) encroachment into airspace; and 4) all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: 1) a resort hotel with a high rise tower and kitchens in rooms; and 2) all other accessory and incidental buildings and structures on 14.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Desert Inn Road and Paradise Road within Winchester. TS/gc/syp (For possible action)

3. **WS-22-0565-VALDIVIA, SANDRA:**
WAIVER OF DEVELOPMENT STANDARDS to increase the front yard hardscape in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Vegas Valley Drive, 820 feet west of Burnham Avenue within Winchester. TS/jgh/syp (For possible action)

12/07/22 BCC

4. **ET-22-400115 (ZC-19-0766)-TOP EXPRESS INVESTMENTS, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a daycare.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; 2) trash enclosure; 3) reduce drive aisle width; and 4) allow non-standard driveway improvements.
DESIGN REVIEW for a daycare on 0.4 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Eastern Avenue, 260 feet south of Golden Arrow Drive within Winchester (description on file). TS/hw/ja (For possible action)

5. **UC-22-0591-GEZALYAN ZARUHI & VAHE:**
USE PERMIT to allow vehicle maintenance.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced approach distance;
and 2) reduced departure distance.
DESIGN REVIEW for a vehicle maintenance establishment on 0.6 acres in a C-1 (Local Business)
Zone. Generally located on the northwest corner of Desert Inn Road and Sandhill Road within
Winchester. TS/bb/syp (For possible action)

STREET NAME CHANGE
(TITLE 30)

KAREN AVE/MARYLAND PKWY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SC-22-0571-COUNTY OF CLARK:

STREET NAME CHANGE to change the name of Karen Avenue to Liberace Way between Maryland Parkway and Joe W. Brown Drive.

Generally located on the west side of Maryland Parkway and the east side of Joe W. Brown Drive within Winchester. TS/dm/syp (For possible action)

RELATED INFORMATION:

APN:
List on file.

LAND USE PLAN:
WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)
WINCHESTER/PARADISE - CORRIDOR MIXED-USE
WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE
WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: Multiple
- Project Type: Street name change

Applicant's Justification

On September 7, 2022, the Board of County Commissioners (AG-22-900575) directed staff to initiate a street name change for a portion of Karen Avenue to Liberace Way between Maryland Parkway and Joe W. Brown Drive.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use, Public Use, & Corridor Mixed-Use	H-1, P-F, & C-2	Multiple family residential & commercial development
South	Compact Neighborhood (up to 18 du/ac) & Public Use	R-2 & P-U	Condominiums & golf course
East	Corridor Mixed-Use	C-2	Commercial development
West	Entertainment Mixed-Use	H-1	Condominiums & hotel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The Board of County Commissioners directed staff to process a street name change application to change the name of Karen Avenue to Liberace Way between Maryland Parkway and Paradise Road. The street name change will take place in 2 phases. This street name change application is for Phase 1 and is to change the name of Karen Avenue to Liberace Way from Maryland Parkway to Joe W. Brown Drive. Phase 2, which may extend from Joe W. Brown Drive to Paradise Road, may be initiated at a later date. The Combined Fire Communication Center has recommended approval of the street name Liberace Way.

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

- Subject to Liberace Way.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, will be reviewed for conformance with the regulations in place at the time of application; 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY COMPREHENSIVE PLANNING

CONTACT: DANNA MARGUERITES, CLARK COUNTY COMP PLANNING, 500 S. GRAND CENTRAL PKWY, LAS VEGAS, NV 89155

RESORT HOTEL
(TITLE 30)

DESERT INN RD/PARADISE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0564-MRC 1 FUNDING CORPORATION:

USE PERMITS for the following: **1)** expand the Gaming Enterprise District; **2)** high impact project; **3)** resort hotel; **4)** resort condominiums; **5)** public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, offices, meeting/convention space, back-of-house areas, and parking structures; **6)** associated accessory and incidental commercial uses, buildings, and structures; **7)** kitchens within guest rooms; and **8)** deviations as depicted per plans on file.

DEVIATIONS for the following: **1)** increased building height; **2)** reduce height/setback ratio; **3)** encroachment into airspace; and **4)** all other deviations as shown per plans on file.

DESIGN REVIEWS for the following: **1)** a resort hotel with a high rise tower and kitchens in rooms; and **2)** all other accessory and incidental buildings and structures on 14.5 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northwest corner of Desert Inn Road and Paradise Road within Winchester. TS/gc/syp (For possible action)

RELATED INFORMATION:

APN:

162-09-806-001; 162-09-806-005 through 162-09-806-008; 162-09-806-011

DEVIATIONS:

1. Increase building height to 593 feet where a maximum of 100 feet is permitted per Table 30.40-7 (a 493% increase).
2. Reduce height/setback ratio from arterial streets (Desert Inn Road and Paradise Road) to 20 feet where 196 feet is required per Figure 30.56-4 (an 89.8% reduction).
3. Permit encroachment into airspace.
4. Permit all other deviations as shown per plans on file.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3175, 3225, & 3275 Paradise Road and 325 & 365 Convention Center Drive

- Site Acreage: 14.5
- Number of Rooms: 3,250 (resort hotel)/250 (resort condominiums)
- Project Type: Resort hotel
- Number of Stories: 38
- Building Height (feet): 593
- Square Feet: 4,283,012 (not including parking levels)
- Parking Required/Provided: 3,965/3,967

History

A similar project was approved on this site in December 2007 (UC-1223-07) and has been approved for multiple extensions of time. Due to the number of extensions of time, the applicant was directed to apply for a new use permit. Although the proposed project is similar, the project has been reduced in height from what was previously approved, due to changes in the flight pattern since 2007, in order to gain a “determination of no hazard to air navigation” from the FAA.

Gaming Enterprise District Expansion

A place of worship (Guardian Angel Cathedral) located to the west prevents the expansion of the Gaming Enterprise District over the entire site. In order to meet the 1,500 foot separation for gaming from the place of worship, the boundary line for the expansion runs in a parallel line approximately 278 feet to the east of Debbie Reynolds Drive on the north side of the site and 263 feet from the right-of-way line on the south side of the site. All the project areas to the west of this line should be outside the Gaming Enterprise District, and per the plans, are occupied by the convention center and central plant. None of the required elements for the resort hotel are located within this area of the site.

Site Plans

The plans show a resort hotel (Marriott Resort Hotel) with 3,250 hotel rooms and 250 resort condominiums on a 14.5 acre site. The building is set back approximately 20 feet from the property lines along the perimeter streets and is designed as a “T” shaped high rise tower that sits on a podium base where the casino, theater, pool deck, and other amenities are located. The convention center and meeting rooms are located on the northwest portion of the site, and the central plant is located on the southwest portion of the site approximately 10 feet to 22 feet from the Metropolis Condominium property. Access to the site is from Desert Inn Road, Debbie Reynolds Drive, and Convention Center Drive leading to a porte-cochere at the center of the site. Bus turnouts are located along Paradise Road and Desert Inn Road. A total of 3,967 parking spaces are provided, where 3,965 parking spaces are required, and are located on the ground level and within 4 subterranean levels.

Landscaping

The pedestrian realm along the perimeter streets is 20 feet wide and consists of a 5 foot wide landscape area, a 10 foot wide walkway, and another 5 foot wide landscape area. The pedestrian realm narrows to 15 feet at the bus turnouts but still maintains the minimum 10 foot wide walkway. Benches and trash receptacles are provided along the pedestrian realm. An enhanced

landscape buffer is provided along the shared property line between the site and the Metropolis Condominium property.

Elevations

The plans depict a 38 story (not including the 4 subterranean parking levels), 593 foot high resort hotel building. The podium base is 96 feet high and the convention center portion of the building is 188 feet high. Building material for the resort hotel consist of glazed aluminum curtain and window walls, EIFS, aluminum composite panels, pre-cast concrete panels, metal louvers, and storefront window systems.

Floor Plans

The plans show 3,250 hotel rooms, 250 resort condominiums, 882,750 square feet of convention space, and 999,050 square feet of podium space including but not limited to 75,000 square feet of casino area, 63,000 square feet of casino/hotel lobby/circulation area, 182,950 square feet of retail/dining/entertainment space, a 55,400 square foot theater, and 151,000 square feet of pool/spa/salon area. The central plant is 50,400 square feet. A typical hotel room is approximately 500 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed project will not unduly impact public services, consumption of natural resources, and the quality of life enjoyed by the surrounding neighborhood. Furthermore, the applicant states that the project is compatible with what has been approved and constructed in the area and the project will continue to support the redevelopment that has been going on in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-21-400171 (WS-0237-08)	Sixth application for review for outdoor temporary events subject to removing the time limit	Approved by BCC	December 2021
AR-20-400124 (UC-0899-14)	Fourth application for review for temporary outdoor events without a licensed business on-site subject to removing the time limit	Approved by BCC	December 2020
AR-20-400044 (UC-0899-14)	Third application for review for temporary outdoor events without a licensed business on-site	Approved by BCC	July 2020
AR-18-400265 (WS-0237-08)	Fifth application for review for an outdoor tent for a temporary event	Approved by BCC	February 2019
ET-18-400267 (UC-1223-07)	Fifth extension of time for the resort hotel with resort condominiums - until December 19, 2021 to commence	Approved by BCC	February 2019
AR-18-400234 (UC-0899-14)	Second application for review for temporary outdoor commercial events without a licensed business on-site	Approved by BCC	December 2018

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0237-08 (AR-0171-16)	Fourth application for review for an outdoor tent for a temporary event	Approved by BCC	January 2017
UC-1223-07 (ET-0170-16)	Fourth extension of time for the resort hotel with resort condominiums	Approved by BCC	January 2017
UC-0899-14 (AR-0003-16)	First application for review for temporary outdoor events without a licensed business on-site (during conventions)	Approved by BCC	March 2016
UC-0899-14	Allowed temporary outdoor events without a licensed business on-site (during conventions)	Approved by BCC	February 2015
WS-0237-08 (ET-0126-13)	Third application for review for an outdoor tent for a temporary event (2 extensions of time to commence were approved prior to this review)	Approved by BCC	February 2014
UC-1223-07 (ET-0127-13)	Third extension of time for the resort hotel with resort condominiums	Approved by BCC	February 2014
WS-0237-08 (ET-0046-11)	Second extension of time to commence an outdoor tent for a temporary event	Approved by BCC	June 2011
UC-1223-07 (ET-0045-11)	Second extension of time for the resort hotel with resort condominiums	Approved by BCC	June 2011
UC-1223-07 (ET-0321-09)	First extension of time for the resort hotel with resort condominiums	Approved by BCC	January 2010
WS-0237-08 (ET-0322-09)	First extension of time to commence an outdoor tent for a temporary event	Approved by BCC	January 2010
WS-0237-08	Allowed an outdoor tent for a temporary event	Approved by BCC	April 2008
UC-1223-07	Expanded the Gaming Enterprise District, a resort hotel consisting of 3,250 hotel rooms, and 250 resort condominiums	Approved by BCC	December 2007
UC-0786-06	Allowed a 39 story, 300 hotel room, 300 resort condominium resort hotel (The Beach) on the northeast corner of the subject site	Approved by BCC	August 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use & Entertainment Mixed-Use	P-F & H-1	Las Vegas Convention Center (West Hall) & Piero's Italian Restaurant
South	Entertainment Mixed-Use	H-1	Wynn Resort Hotel Golf Course
East	Public Use	P-F	Las Vegas Convention Center
West	Entertainment Mixed-Use	H-1	Metropolis Condominiums & approved hotel (Majestic)

Related Applications

Application Number	Request
ET-21-400170 (UC-1223-07)	A sixth extension of time to expand the Gaming Enterprise District for a high impact project, resort hotel consisting of 3,250 hotel rooms and 250 resort condominiums is a related item scheduled for the November 16, 2022 Board of County Commissioner's meeting.

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.

Staff finds the expansion of the Gaming Enterprise District meets all Title 30 separation requirements and is appropriate and compatible since the area is master planned for Entertainment Mixed-Use. The proposed resort hotel, in addition to the various accessory and incidental uses, is defined as a High Impact Project (HIP) as it includes more than 1,200 guest rooms and will generate 8,000 or greater average daily trips, as defined by the Institute of Transportation Engineers. The purpose of the Limited Resort and Apartment District (H-1) is to provide for the development of gaming enterprises, compatible commercial, and mixed commercial and residential uses, and to prohibit the development of incompatible uses that are detrimental to gaming enterprises. Policy 5.1.3 of the Master Plan emphasizes tourism, conventions, trade shows, and gaming as one of the region's economic pillars. Staff finds the request for a resort hotel with all associated accessory uses complies with the aforementioned policy and is appropriate based on the site's location in the Resort Corridor, the H-1 zoning designation, and proximity to other similar developments in the area. Therefore, staff can support these requests.

Deviations

Policy 6.2.1 of the Master Plan aims to ensure the design and intensity of new developments are compatible with the surrounding area and uses in terms of height, scale, and the overall mix of uses. The requested height increase is similar to, and consistent with, other resort hotel and hotel requests that have been approved within the immediate area. Varying building height, breaking-up the mass of the building, and shifting building placement can provide appropriate transitions between differing building scales and intensities. Although the height setback ratio reduction along Desert Inn Road and Paradise Road is significant, the encroachment into the setback begins at a height of 104 feet and 132 feet, respectively. Staff finds the encroachment into the setback should not negatively impact the surrounding land uses and adjacent properties. Therefore, staff recommends approval of these requests.

Design Reviews

The proposed design of the resort hotel and accessory uses consist of a contemporary design that is aesthetically pleasing and architecturally diverse, which is appropriate for the surrounding area. The street landscape area along the perimeter streets, which consists of detached sidewalks, complies with the Master Plan which encourages detached sidewalks and shade to provide a safe and comfortable environment for pedestrians. Staff finds the proposed resort hotel is appropriate for the area, is compatible with the surrounding land uses, and complies with multiple goals and policies from the Master Plan; therefore, recommends approval.

This application does not include approvals for a pedestrian bridge, but it is understood that a future request for pedestrian bridges will be submitted after an airspace agreement is separately approved with the County. One of these bridges will be located on the northeast corner of the site crossing over Convention Center Drive along with another bridge crossing Paradise Road. An additional bridge will be located on the southeast corner of the site crossing over Paradise Road. An area should be reserved as a landing area for the future pedestrian bridge, including an area where pedestrians will gather before accessing the bridge. Staff is requiring as a condition of approval that a 50 foot setback from the property line be reserved on the northeast corner of the site to facilitate this area.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid 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.

More importantly, 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 of No Hazard and the Department of Aviation has reviewed the determination. (Note that Section 30.16.210(12)(D) requires that the FAA Determination of No Hazard shall be submitted 2 weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see Chapter 30.48 Part B].)

The FAA has issued several different aeronautical study numbers (ASN) for this project, 2022-AWP-1041(through 1046)-OE and 2022-AWP-14471(and 14472)-OE, which state, "any height exceeding (the height of the specified point) above ground level, will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation." Heights referenced in the ASN's are for the building heights, as specified in the land use plans, and do not include the heights of cranes or other temporary construction equipment.

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 4, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Prior to the issuance of building permits, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Allow the following permits prior to the adoption of the Development Agreement: all grading, including excavation and underground utilities, construction below grade level, and structural first lift with initial foundation work and structures above grade;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan;
- A 50 foot minimum setback from right-of-way at the intersection of Convention Center Drive and Paradise Road to create an open plaza area at this intersection;
- Determination of No Hazards and a finding of no significant impact on aircraft activity at Harry Reid International Airport for all constructions cranes (as recommended by the FAA in paragraph 7 in Aeronautical Study Numbers: 2022-AWP-1041-OE through 2022-AWP-1046-OE dated 9/7/2022 on page 7);
- Applicant is required to have an approved FAA Form 7460-2 prior to the issuance of building permits;
- Applicant is advised the "Determination of No Hazard to Air Navigation (Correction)" for Aeronautical Study Numbers 2022-AWP-1041-OE through 2022-AWP-1046-OE expires on March 7, 2024 unless:
 - The construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office;
 - Extended, revised, or terminated by the issuing office;
 - The construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by

the FCC for completion of construction, or the date the FCC denies the application;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the Liquor and Gaming Board does not allow kitchens in conjunction with an unrestricted gaming license; 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

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that the development must comply with the Uniform Standards Drawings and Title 30.

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;
- Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 PART B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- 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;
- Due to the FAA's Determination of Hazard for any heights exceeding the points specified within the ASN's, all cranes and temporary equipment will require separate FAA airspace determinations that provide "Determinations of No Hazard to Air Navigation." A Crane/Temporary Equipment plan that includes the separate FAA airspace determinations must be submitted and approved by the Department of Aviation before any building permits are issued.
- 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; and the FAA's airspace determinations include expiration dates; issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised requests for suppression resources will be forthcoming from the Fire Chief in addition to the access requirements; that fire/emergency access must comply with the Fire Code as amended; that permits, operational permits, 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 completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0125-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MRC 1 FUNDING CORPORATION

CONTACT: JENNIFER LAZOVICH, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

HARDSCAPE AREA
(TITLE 30)

BURNHAM AVE/VEGAS VALLEY DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0565-VALDIVIA, SANDRA:

WAIVER OF DEVELOPMENT STANDARDS to increase the front yard hardscape in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Vegas Valley Drive, 820 feet west of Burnham Avenue within Winchester. TS/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

162-11-612-007

WAIVER OF DEVELOPMENT STANDARDS:

Increase the front yard hardscape to 100% where 60% is the maximum per Section 30.64.030 (a 67% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1908 Vegas Valley Drive
- Site Acreage: 0.2
- Project Type: Single family residence

Site Plan

The site plan depicts an existing single family residence that was constructed in 1963. The existing driveway was widened to cover the entire front yard. This request is due to an active complaint from the Public Response Office filed June 2022.

Landscaping

Landscaping is not part of this request.

Applicant’s Justification

The applicant indicates this request is needed to rectify an existing Code enforcement violation. Additionally, the applicant indicates they are willing to provide potted plants in the planters to provide greenery adjacent to the residence.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential

Clark County Public Response Office (CCPRO)

CE22-15756 is an active violation on this site regarding front yard hardscape over 60% of area.

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.

The Code limits hardscape not to exceed 60% to minimize the heat island effect and storm water run-off by reducing the number of impervious surfaces, as well as to maintain an aesthetically pleasing streetscape. Typically, staff does not support a self-imposed hardship; therefore, staff does not support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

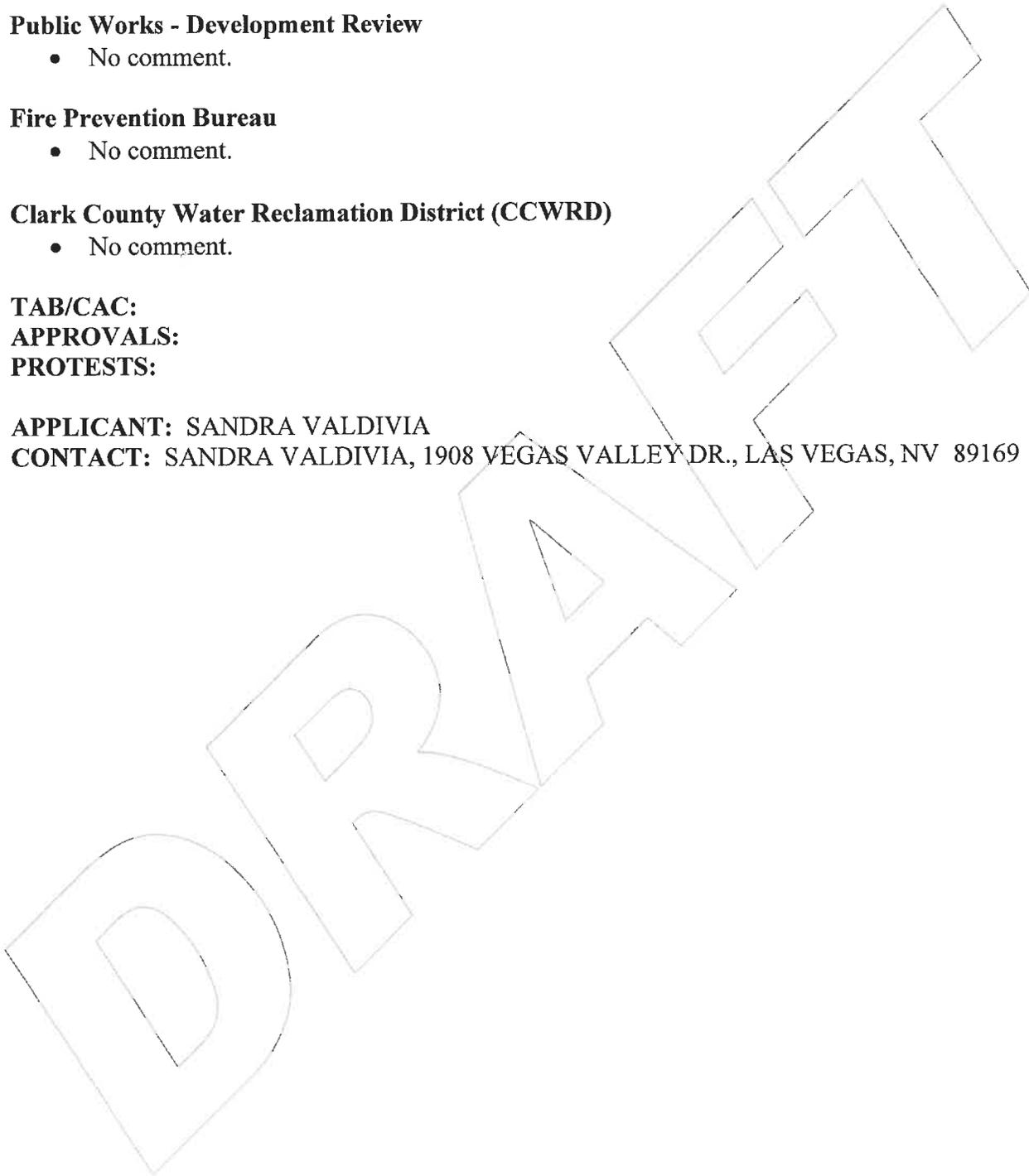
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SANDRA VALDIVIA

CONTACT: SANDRA VALDIVIA, 1908 VEGAS VALLEY DR., LAS VEGAS, NV 89169



DAYCARE
(TITLE 30)

EASTERN AVE/GOLDEN ARROW DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400115 (ZC-19-0766)-TOP EXPRESS INVESTMENTS, LLC:

USE PERMIT FIRST EXTENSION OF TIME for a daycare.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce landscaping; **2)** trash enclosure; **3)** reduce drive aisle width; and **4)** allow non-standard driveway improvements.

DESIGN REVIEW for a daycare on 0.4 acres in a C-P (Office and Professional) Zone.

Generally located on the west side of Eastern Avenue, 260 feet south of Golden Arrow Drive within Winchester (description on file). TS/hw/ja (For possible action)

RELATED INFORMATION:

APN:

162-11-811-077; 162-11-811-078

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate landscaping to a less intense use where landscaping is required per Figure 30.64-11 (a 100% reduction).
- b. Eliminate street landscaping along Eastern Avenue where 15 feet of landscaping is required per Section 30.64.030 (a 100% reduction).
- c. Eliminate parking lot landscaping where landscaping is required per Figure 30.64-14 (100% reduction).
2. Eliminate trash enclosure where a trash enclosure is required per Section 30.56.120 (100% reduction).
3. Reduce drive aisle width to 18 feet where 24 feet is the minimum per Table 30.60-4 (a 25% reduction).
4. a. Maintain existing pan driveways where commercial driveways are required per Uniform Standard Drawing 222.1.
- b. Eliminate throat depth where a minimum depth of 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3153 & 3163 S. Eastern Avenue
- Site Acreage: 0.4

- Project Type: Daycare
- Number of Stories: 1
- Square Feet: 3,978
- Parking Required/Provided: 10/11

History & Request

The approved application included 2 adjacent buildings that are residential conversions. The northern parcel was zoned R-1 and included an approved use permit for an existing daycare facility. The southern parcel was zoned C-P and was previously converted to an office use. The previous approved application was used to reclassify the northern parcel to C-P, re-approve the daycare use in the C-P zone on the northern parcel, expand the daycare use to the southern parcel, and redesign the driveways to connect both parcels. Several of the waivers of development standards, which were previously approved on the northern parcel in the R-1 zone, were necessary again with the previously approved application since the northern parcel was reclassified to a C-P zone. Several variances for landscaping, parking, and a trash enclosure were previously approved for the southern parcel and remain in effect.

Site Plan

The approved site plan depicted a daycare facility that occupied 2 adjacent residential conversions. The northern parcel includes an existing daycare facility in the center of the site. Playgrounds and patios are located on the north and west sides of the building, and 7 parking spaces are located in front of the building. A circular driveway provides access to the northern parcel; however, the driveway is to be extended to the south to connect with the southern parcel.

The southern parcel includes an existing office building (residential conversion) that is to be used for the daycare facility. Playgrounds and canopies are depicted on the southwest side of the building, and 4 parking spaces are located in front of the building. Similar to the northern parcel, the existing driveway is to be extended to connect to the northern parcel. A trash area, which was not consistent with Title 30 standards, was located on the north side of the southern building, between the 2 parcels.

Landscaping

No landscaping was proposed with this application, and no landscaping existed on either parcel besides some minor shrubbery adjacent to the front of the southern building. Waivers of development standards were previously approved for the northern parcel with the daycare facility in the R-1 zone, and variances were previously approved for landscaping in conjunction with the southern parcel when it was converted to an office use. Although the driveways were to be modified, the applicant did not propose to add any parking lot landscaping or street landscaping.

Elevations

Photographs depicted 2 existing single story residential conversions with pitched roofs and painted stucco exteriors. A waiver of development standards was previously approved to allow roof mounted mechanical equipment to remain unscreened on the northern parcel; however, the applicant has since installed screening around the mechanical equipment, so a waiver of development standards was no longer necessary. The mechanical equipment on the southern parcel is shown mounted on the side of the property and screened from view.

Floor Plans

The northern building was shown as 1,724 square feet, and a garage is to be enclosed to add an additional 260 square feet. Rooms within this building include areas for children, an office, kitchen, lunchroom, and restrooms.

The southern building was shown as 1,994 square feet and includes rooms for children, a kitchen, laundry/storage room, and restrooms.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-19-0766:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that business can commence (with appropriate permits) while coordinating entrance improvements with Public Works; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- 6 months to submit off-site improvement plans;
- 1 year review of off-sites;
- Traffic study and compliance;
- Any remaining driveways shall be reconstructed as commercial pan driveways per Uniform Standard Drawing 224.
- Applicant is advised that off-site permits are required for any work within the right-of-way or County easements.

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 #0584-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they are requesting this extension of time as they were given approval shortly before the COVID-19 pandemic occurred. As a result of the associated shutdowns, the ability to complete the project and the associated conditions became financially difficult as the business was not open. They are now requesting this extension of time to be able to continue running their business and start the expansion.

Prior Land Use Requests

The following applications are for the northern parcel (162-11-811-077):

Application Number	Request	Action	Date
ZC-19-0766	Reclassified the site from R-1 to C-P zoning for a day care facility with waivers for reduced landscaping, trash enclosure, reduce drive aisle width, and non-standard driveway improvements	Approved by BCC	February 2020
AR-18-400006 (UC-0258-13)	Third application for review of a daycare facility with waivers for increased wall height, reduced landscaping, trash enclosure, design standards and allow non-standard driveway improvements	Approved by BCC	March 2018
UC-0258-13 (AR-0097-17)	Second application for review of day care facility with waivers for increased wall height, reduced landscaping, trash enclosure, design standards and allow non-standard driveway improvements	Approved by BCC	September 2017
UC-0258-13 (ET-0024-15)	First extension of time to review waivers of conditions of a use permit requiring hours of operation limited to 6:00 a.m. to 6:00 p.m. (monument sign only and waiver of conditions #1 was deleted)	Approved by BCC	May 2015
UC-0258-13 (WC-0071-14)	Waived conditions of a use permit requiring hours of operation limited to 6:00 a.m. to 6:00 p.m. and monument sign only	Approved by BCC	August 2014
UC-0258-13 (ET-0070-14)	First extension of time to review a use permit for a daycare facility with waivers for increased wall height, reduced landscaping, trash enclosure, design standards and allow non-standard driveway improvements	Approved by BCC	August 2014
UC-0258-13	Day care facility with waivers for increased wall height, reduced landscaping, trash enclosure, design standards, and allow non-standard driveway improvements	Approved by BCC	August 2014

Prior Land Use Requests

The following applications are for the southern parcel (162-11-811-078):

Application Number	Request	Action	Date
ZC-19-0766	Daycare facility with waivers for landscaping, trash enclosure, reduced drive aisle width, and non-standard improvements	Approved by BCC	February 2020
UC-325-91 & VC-748-91	Secretarial services business with applications to reduce parking, waived street landscaping, and waived trash enclosure	Approved by PC	November 1991
ZC-168-80	Reclassified the site parcel from R-1 to C-P zoning to convert the residence to an office	Approved by BCC	October 1980

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Neighborhood Commercial	C-P	Office uses
East	Corridor Mixed-Use	R-4	Multiple family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1 (Historic Neighborhood)	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

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Given that this will be the applicant's first extension of time on this application and the untimely nature of the COVID-19 shutdowns for the applicant financially, staff can support this extension with the condition that the applicant make significant progress in the completion of the project going forward. However, due to Public Works not being able to support this extension of time, staff is also unable to support the request.

Public Works - Development Review

Staff cannot support this extension of time; the applicant has not complied with the previous conditions of approval related to the review and instillation of off-site improvements. Although off-site improvement plans were submitted in May 2020, the engineer of record did not respond to the last list of corrections from September 2020.

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:

- Until February 5, 2024 to commence.

- 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- 6 months to complete off-site improvements;
- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: TOP EXPRESS INVESTMENTS LLC

**CONTACT: JAZMIN GAMONAL, LUCKY KIDS DAYCARE, 3153 S EASTERN AVE,
LAS VEGAS, NV 89169**

VEHICLE MAINTENANCE
(TITLE 30)

DESERT INN RD/SANDHILL RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0591-GEZALYAN ZARUHI & VAHE:

USE PERMIT to allow vehicle maintenance.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced approach distance; and 2) reduced departure distance.

DESIGN REVIEW for a vehicle maintenance establishment on 0.6 acres in a C-1 (Local Business) Zone.

Generally located on the northwest corner of Desert Inn Road and Sandhill Road within Winchester. TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

161-07-402-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the approach distance from a commercial driveway to a street intersection to 58 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 61% reduction).
2. Reduce the departure distance from a street intersection to a commercial driveway to 63 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 67% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3798 E. Desert Inn Road
- Site Acreage: 0.6
- Project Type: Vehicle Maintenance
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 1,728 (no change to existing building area)
- Parking Required/Provided: 9/12

Site Plan

The plan depicts a vehicle maintenance retail building located on 0.6 acres at the northwest corner of Desert Inn Road and Sandhill Road. The plan shows a 1,728 square foot building in the middle of the property. The 2 existing access driveways closest to the corner will be closed and replaced with landscaping. The northern driveway access from Sandhill Road will be moved slightly farther north, and the western driveway access from Desert Inn Road will be redesigned as a right in only for west bound traffic, and a one-way drive access to the interior of the site. Three roll-up bay doors will allow vehicle access through the building from west to east and exiting onto south bound Sandhill Road. Cross access is shown with the property to the west that would potentially allow for west bound access onto Desert Inn Road or a secondary access to south bound Sandhill Road through another access drive aisle north of the property. The 6 standard parking spaces along the north property line are 17 feet deep; however, the spaces are adjacent to landscape area which can be used for a 2 foot overhang. There is no internal access to or from the shopping center located immediately north of this property and west of the adjacent convenience store property.

Landscaping

New 15 foot to 23 foot wide landscaping areas are proposed in the area along Sandhill Road and Desert Inn Road. An intense buffer of trees will be provided on the east side of the vehicle maintenance building as a way to screen the bay doors from street view. Twenty-two trees and 176 shrubs are depicted on the landscape plan.

Elevations

The plans depict a single story building with a variety of architectural details on all sides. The building includes a painted stucco exterior, accent bands, reveal lines, aluminum store front window, wall mounted down lit can lighting, garage roll-up doors with vision windows, and a flat roof. A pedestrian door is located on the north side of the building.

Floor Plans

The plans depict a 1,728 square foot building with a restroom, utility room, and manager's office. The pedestrian door access is from the north through the utility room. The service bays are located in an open floor area with access to the restroom, utility room, and manager's office.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to remove the existing building from this property and construct a new 1,728 square foot vehicle maintenance building with 3 service bays facing east and west. A new one-way driveway will replace the existing 2 driveways along Desert Inn Road. A new driveway will replace the 2 existing driveways along Sandhill Road. Additional landscaping is provided adjacent to Sandhill Road as a buffer for the service bay doors facing the road. Cross access is provided, and traffic will be able to move smoothly into and out of the property. The new driveways, including a one-way driveway from Desert Inn Road, and removal of 2 of the 4 existing access points, will make this site safer for the general public.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-18-900069	Exterior façade changes	Approved by ZA	March 2018
ZC-0190-14 (ET-0080-17)	Extension of time to reclassify to C-2 zoning for a vehicle repair and tire sales facility	Denied by BCC	July 2017
ZC-0190-14	Reclassified from C-1 to C-2 zoning for a vehicle repair and tire sales	Approved by BCC	May 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Corridor Mixed-Use	C-2	Commercial retail
East	Public Use	C-2	Gasoline Station

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.

The vehicle maintenance use is compatible with the commercial uses in the area. The circulation on the site with cross access to the property to the west, along with the intense landscaping along the street, reduce any potential for negative impacts. Staff supports the proposed 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

The proposed access, landscaping, parking, and building location are compatible with adjacent development and development in the area, including buildings, structures, and existing uses. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. Building and landscape materials are appropriate for the area and for the County. Elevations, design characteristics, and other architectural and aesthetic features are not unsightly,

undesirable or obnoxious in appearance, and are harmonious and compatible with development in the area. Staff supports the proposed design.

Public Works - Development Review

Waivers of Development Standards #1 and #2

Staff has no objection in the reduction of approach or departure distance for the Sandhill Road and Desert Inn Road driveways. The applicant has placed the driveways as far north and west as the site would allow. The applicant has also made the Desert Inn Road driveway ingress only to help mitigate potential conflicts caused by the reduced departure distance since Desert Inn Road is an arterial street.

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

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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

- Drainage study and compliance;
- Reconstruct any unused driveways with full off-site improvements.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MEQ HOLDINGS, LLC

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE CT, HENDERSON, NV 89012



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) ZC-19-0766 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-22-400115</u> DATE FILED: <u>10/10/22</u> PLANNER ASSIGNED: <u>HW</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>11/08/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/7/22</u> FEE: <u>\$900</u>
	PROPERTY OWNER NAME: <u>Top Express Investments LLC</u> ADDRESS: <u>3163 S Eastern Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-202-6900</u> CELL: <u>818-231-3654</u> E-MAIL: <u>jaz1783@yahoo.com</u>
	APPLICANT NAME: <u>Rocio Taramona</u> ADDRESS: <u>3163 S Eastern Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-202-6900</u> CELL: <u>818-231-3654</u> E-MAIL: <u>jaz1783@yahoo.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Same as above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-11-811-078 & 077
 PROPERTY ADDRESS and/or CROSS STREETS: 3163 S Eastern Ave. Las Vegas NV 89169
 PROJECT DESCRIPTION: Daycare driveway

(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.

Rocio Taramona
 Property Owner (Signature)* Rocio Taramona
 Property Owner (Print)

STATE OF California
 COUNTY OF Los Angeles
 SUBSCRIBED AND SWORN BEFORE ME ON September 8th, 2022 (DATE)
 By Rocio Taramona

NOTARY PUBLIC: Fayyaza Dammanwalla



*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.

Lucky Kids Daycare
3153 S. Eastern Ave.
Las Vegas, NV 89169

PLANNER
COPY
ET-22-400115

March 25, 2022

Re: Parcel 162-11-811-077 & 078
PW20-15074

To Whom It May Concern:

On February 5, 2020 the Clark County Board of County Commissioners gave me 2 years to complete a project in joining my two driveways for my daycares. They knew I had one facility running and was trying to open the building next door and understood the project would be financially difficult for me, so they gave me time to open and operate in order to gather funds. Right away I retained an engineer and submitted plans costing me \$10,000+. Unfortunately, Covid hit shortly after and instead of opening my second facility I had to remain closed and additionally close the main one which was the only stream of income. To date I have only opened one facility and expect to open the property next door (parcel 077) next month.

This morning I was informed my file should be closed and was not due to the amount of work your office has. Although my "Notice of Final Action" says two years, zoning said this morning they had no problem in me continuing that ultimately it was up to Public Works department.

I'm kindly asking that you consider the unfortunate situations that have happened because of Covid and not close my file. I would like to proceed in paying the bond and getting final approval.

Your time and consideration is greatly appreciated. If needed I can provide taxes and documentation as proof of closure and more than 60% income loss in the last two years.

Sincerely,


Rocio Taramona

CLARK COUNTY BOARD OF COMMISSIONERS
ZONING / SUBDIVISIONS / LAND USE
AGENDA ITEM

Petitioner: Nancy A. Amundsen, Director, Department of Comprehensive Planning

Recommendation: AG-22-900575: Discuss changing the street name for a portion of Karen Avenue to Liberace Way, and direct staff accordingly. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

Commissioner Segerblom would like the Board of County Commissioners (Board) to discuss a street name change for a portion of Karen Avenue, from Joe W. Brown Drive to Maryland Parkway, to Liberace Way.

Staff requests the Board discuss and direct staff accordingly.

SC 22-0571



**FIRE CHIEF
FERNANDO GRAY
CITY OF LAS VEGAS
FIRE & RESCUE**



**FIRE CHIEF
JOHN STEINBECK
CLARK COUNTY
FIRE DEPARTMENT**



**FIRE CHIEF
JOSEPH D CALHOUN
NORTH LAS VEGAS
FIRE DEPARTMENT**

500 N. CASINO CENTER BLVD.
LAS VEGAS, NEVADA 89101

To: Danna Marquerites
Clark County
Comprehensive Planning Department
Addressing Services

The City of Las Vegas Combined Communication Center checked the availability of the requested name, "Liberace", and it is available and approved. We have no issues with the renaming of that portion of Karen Avenue.

Clark County Comprehensive Planning will have final approval over this request.

Sincerely,

**Linda Stockton
GIS Technician
Las Vegas Fire & Rescue
Combined Communications Center
702.229.0235**



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 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-22-0585</u> DATE FILED: <u>10/31/22</u> PLANNER ASSIGNED: <u>HW</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>12/13/22</u> PC MEETING DATE: <u>01/03/23</u> BCC MEETING DATE: <u>—</u> FEE: <u>\$1,950</u>
	PROPERTY OWNER NAME: <u>Martin Sandoval</u> ADDRESS: <u>3148 Nottingham Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: _____ CELL: <u>(702) 866-2829</u> E-MAIL: _____
	APPLICANT NAME: <u>Martin Sandoval</u> ADDRESS: <u>3148 Nottingham Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: _____ CELL: <u>(702) 866-2829</u> E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Martin Sandoval / Luis Garay</u> ADDRESS: <u>3148 Nottingham Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: _____ CELL: <u>(702) 866-2829</u> E-MAIL: <u>LGaray1955@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-07-412-013

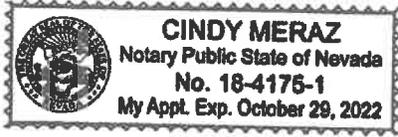
PROPERTY ADDRESS and/or CROSS STREETS: 3148 Nottingham Dr., Las Vegas, NV 89121

PROJECT DESCRIPTION: construction of a temporary Car Port (Shade) waving the setback code and architect compatibility

(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.

Martin Sandoval
 Property Owner (Signature)*
Martin Sandoval
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 28, 2022 (DATE)
 By Martin Sandoval
 NOTARY PUBLIC: Cindy Meraz



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

PLANNER
COPY

UC-27-0585

June 22, 2022

Nancy Amundsen
Director Comprehensive Planning
500 S Grand Central Pkwy

Ref: Special Waiver Request for existing construction at Parcel 161-07-412-013, 3148 Nottingham Dr. Las Vegas, NV 89121

Dear Director,

This letter is to request a special waiver for an existing attached carport construction that I am asking to continue at my current residence at 3148 Nottingham Dr. Las Vegas, Nevada 89121. The project's purpose is to avoid sun heat for a disabled senior citizen's car (DMV: A1348353) using the maximum space on the north side of my current residency. Unfortunately, the project area (320 sq ft.) is irregular in shape, as shown on the attached site plan; this construction could not be built enforcing the setback code. The north side setback was reduced to 3 – inches from the overhanging edge to the inside side of the property wall. The requested carport special waiver should include the reduction of the setback code and the development standards for architectural compatibility.

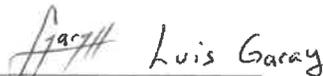
The carport was built about 3 months ago using non-combustible, corrugated steel panels (weight 0.75 PSF) installed on wood structure.

Considering the need of this existing carport to attain desired living conditions with a disabled person in my residence, respectfully, I request approval of the carport construction as is. However, I am open to any other option that allows the carport to remain in place.

The application, construction plans, site plans, and other documents are attached for your review and approval.

Using the information below, please let me know if you need anything else from me to approve this special project.

Sincerely,

 Luis Garay

PER Martin Sandoval
Property Owner Parcel No. 161-07-412-013
3148 Nottingham Dr.
Las Vegas NV 89121
Ph: (702) 886-2829
Email: LGaray1955@gmail.com



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>UC/WS/DR-22-0591</u> DATE FILED: <u>10-18-2022</u> PLANNER ASSIGNED: <u>B98</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>11-29-2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12-21-2022</u> FEE: <u>1,825</u>
	PROPERTY OWNER NAME: <u>Zaruchi and Vahe Gezalyan</u> ADDRESS: <u>8428 Cora Street</u> CITY: <u>Sunland</u> STATE: <u>CA</u> ZIP: <u>91040</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>MEQ Holdings, LLC</u> ADDRESS: <u>1437 7th Street, #200</u> CITY: <u>Santa Monica</u> STATE: <u>CA</u> ZIP: <u>90401</u> TELEPHONE: <u>(702) 860-0561</u> CELL: <u>(702) 860-0561</u> E-MAIL: <u>rachael@masseq.com</u> REF CONTACT ID #: <u>N/A</u>
	CORRESPONDENT NAME: <u>Dionicio Gordillo, DG Consultants</u> ADDRESS: <u>204 Belle Isle Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 379-66901</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>

ASSESSOR'S PARCEL NUMBER(S): 161-07-402-003

PROPERTY ADDRESS and/or CROSS STREETS: 3798 E. Desert Inn Road (NWC Desert Inn Road and Sandhill Road)

PROJECT DESCRIPTION: Redevelopment on an infill parcel for a vehicle maintenance facility

(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.

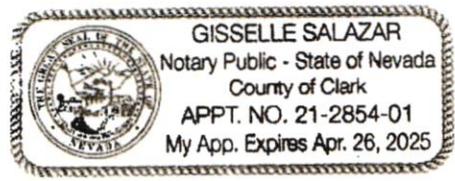
[Signature]
Property Owner (Signature)*

V A H E G E Z A L Y A N
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 1st, 2022 (DATE)
By Vahe Gezalyan

NOTARY PUBLIC: Gisselle Salazar



*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.

APR-22-100346

UC-22-0591

D G Consultants

**PLANNER
COPY**

August 8, 2022

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

RE: REVISED - Special Use Permit, Waivers of development standards, and Design Review – Vehicle Maintenance Facility (APN: 161-07-402-003 at 3798 E. Desert Inn Road)

On behalf of MEQ Holdings, LLC, we are requesting a special use permit, waivers of development standards, and design review for a proposed vehicle maintenance facility. The subject site is 0.6 acres, zoned C-1, and located on the north side of Desert Inn Road and the west side of Sandhill Road. The proposed facility will be a redevelopment of a small infill parcel that is irregular shaped. The original construction date of the existing building, which will be demolished, is 1967.

Special Use Permit

The proposed project requires a special use permit in the C-1 zoning district. The request is entirely consistent with the intent of the C-1 zoning district and Corridor Mixed-Use (CM) land use designation and in compliance with several Goals and Policies contained within the Clark County Master Plan. The C-1 zoning district is intended to provide for the development of retail business uses or personal services and to serve as a convenience to neighborhoods and limited local markets typically on a site less than 10 acres. The proposed development is in full compliance with the recently adopted Corridor Mixed-Use (CM) land use category. As stated in the Clark County Master Plan, the primary land uses with the CM land use designation include, in part, mix of retail, restaurants, offices, service commercial and other professional services. The intent and characteristics of the category include encouraging the reinvestment in or redevelopment of auto oriented centers to diversify the mix and intensity of uses along major corridors. Some key considerations of the land use category include, in part, appropriate mix of uses, compatibility with existing neighborhoods, and overall site design. Therefore, the submitted plans are entirely consistent and fully compliant with the intent, characteristics, and key considerations of the CM land use category.

Certain prescribed uses require performance measures to mitigate possible negative impacts of the use. The proposed facility fully complies with all required conditions for the use as prescribed in Title 30. Since the site is small and irregular in shape, there is no functional manner in which to design the building so that the vehicle bays do not face either Desert Inn Road or Sandhill Road, both of which are collector streets. However, Desert Inn Road appears to be the more heavily traveled corridor so we designed the site so that the bays face Sandhill Road. In doing so, we also designed a greater width of street landscaping along Sandhill Road to visually obscure and screen the bays from the street. Title 30 requires a 15 foot wide landscape area and the proposed site plan depicts a 23 foot wide landscape area which effectively screens the bays. We have also added additional trees which are offset from the first row of trees to further visually obscure the bay doors while still in compliance with all required site zone requirements.

Waivers of Development Standards

While the proposed alternatives do not comply with required provisions, it is recognized that individual sites may present unique characteristics, the operation and location of site uses that could be best developed through the application of alternative site development standards which depart from the

requirements of Title 30. 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.

The waivers of standards request are for alternative driveway geometrics for a reduced approach and departure distance for driveways along Desert Inn Road and Sandhill Road. The site currently has four (4) existing pan style driveways. Two of the driveways are immediately adjacent to the intersection and present a safety concern. The applicant has decided to eliminate the two driveways located at the intersection due to the safety issues. The two additional existing driveway locations will not change but rather be reconstructed to comply with current commercial standard driveway design. Since we are redeveloping the site, we must comply with all current development standards inclusive of the Uniform Standard Drawings. As part of our site plan, we have designed the site to provide for a queueing and stacking solution with an entrance only driveway along Desert Inn Road and pavement markings and proposed directional signage to clarify where the queue stacking will occur.

The required departure distance per Uniform Standard Drawing 222.1 is 190 feet and our site plan depicts the reconstructed driveway at its location of **63** feet from the intersection. The intent of the standard is to minimize any potential vehicular conflicts between vehicles turning west on Desert Inn Road and vehicles entering or exiting the driveway along Desert Inn Road. The proposed departure distance is no different from the existing driveways to the south and others in the immediate area with no known adverse impacts. Additionally, there is no functional manner in which to comply with this standard on this infill, irregular shaped parcel and the driveway currently exists at its location and our project is merely reconstructing to provide for a safer and easier access commercial driveway. Finally, our proposed driveway along Desert Inn Road, once reconstructed, will be entrance only so there will be no conflicts with vehicles approaching the driveway and any vehicles exiting the driveway. Therefore, we believe the alternative standard we are proposing, will provide for no site conflicts that will result in no stacking of vehicles within the right-of-way.

The required approach distance per Uniform Standard Drawing 222.1 is 150 feet and our site plan depicts the reconstructed driveway at its current location of **58** feet from the intersection. As with the departure distance, the proposed approach distance is no different from the existing driveways to the south and others in the immediate area with no known adverse impacts. Additionally, there is no functional manner in which to comply with this standard on this infill, irregular shaped parcel and the driveway currently exists at its location and our project is merely reconstructing to provide for a safer and easier access commercial driveway. Therefore, we believe the alternative standard we are proposing, will provide for no site conflicts that will result in no stacking of vehicles within the right-of-way.

Design Review

The applicant is requesting a design review for the site and building design as referenced per plans. The submitted site plan depicts an effective layout of the building, parking areas, circulation, cross access with the parcel to the west, and sensitivity to the heavily traveled street corridors. The scale and intensity of the development, at this location, is appropriate and compatible with existing and planned land uses in the area. The project is well designed and functionally and aesthetically integrated with the surrounding development and land uses through the site design, and landscape elements.

D G Consultants

The elevations for the proposed buildings consist of multiple surface plane variations to give both vertical and horizontal articulation along with various elements such as stucco siding, accent bands, reveal lines, and other unique and modern materials and features. **The architectural detailing is provided on all sides consistent with the primary/front elevation.**

Therefore, the proposed uses and site location achieve the following: **a)** the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; **b)** the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and **c)** the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for the consideration.

Sincerely,

Dionis Smith

PLANNER
COPY



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-22-0564</u> DATE FILED: <u>10-3-22</u> PLANNER ASSIGNED: <u>GRC</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>11-8-22</u> PC MEETING DATE: <u>12-6-22</u> BCC MEETING DATE: <u>1-4-23</u> FEE: <u>\$12,075</u>
	PROPERTY OWNER NAME: <u>MRC I Funding, LLC</u> ADDRESS: <u>P O Box 579</u> CITY: <u>Louisville</u> STATE: <u>TN</u> ZIP: <u>37777</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>MRC I Funding, LLC</u> ADDRESS: <u>P O Box 579</u> CITY: <u>Louisville</u> STATE: <u>TN</u> ZIP: <u>37777</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
	CORRESPONDENT NAME: <u>Kaempfer Crowell - Jennifer Lazovich</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164874</u>

ASSESSOR'S PARCEL NUMBER(S): 162-09-806-001, 005, 006, 007 008 & 011
 PROPERTY ADDRESS and/or CROSS STREETS: Paradise Road and Convention Center Drive
 PROJECT DESCRIPTION: Expansion of the Gaming Enterprise District for a Resort Hotel

(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.

MRC I Funding, LLC
 By: Dorothy Ingalls
 Property Owner (Signature)*

MRC I Funding, LLC
 By: Dorothy Ingalls, Vice President
 Property Owner (Print)

STATE OF Maryland
 COUNTY OF Montgomery

SUBSCRIBED AND SWORN BEFORE ME ON March 14 2022 (DATE)

By Debra S. Goltz
 NOTARY PUBLIC: Debra S. Goltz



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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

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

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

September 29, 2022

VIA UPLOAD

UC-22-0564

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, NV 89155

**Re: *Justification Letter – Proposed Resort Hotel/Resort Condominiums
and Expansion of the Gaming Enterprise District
Marriot Hotel International, Inc.
APNs: 162-09-806-001, 005, 006, 007, 008, & 011***

To Whom It May Concern:

Please be advised this firm represents Marriot Hotel International, Inc. (the “Applicant”). By way of background, on December 19, 2007, the BCC approved UC-1223-07 allowing for the expansion of the Gaming Enterprise District (GED) to develop a resort hotel and resort condominium on approximately 15 acres (the “Original Approval”) located on the northwest corner of Desert Inn Road and Paradise Road, more particularly described as APNs: 162-09-806-001, 005, 006, 007, 008, & 011 (collectively the “Site”). The Original Approval was subsequently approved for multiple extension of times. The Applicant is now requesting to re-establish the Original Approval and the Applicant is requesting the following land use approvals:

- **Design Reviews:** (1) Resort Hotel with High-Rise Towers Including Kitchens in Rooms and (2) All other Buildings and Structures
- **Special Use Permits:** (1) Expand the GED, (2) Allow a Resort Hotel in an H-1 Zoned District, (3) Allow Resort Condominium, and (4) Public Areas to include: casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining and on premise alcohol uses, office/meeting/convention space, and back of the house areas
- **Deviations:** (1) Increase Building Height, (2) Reduce Height Setback, and (3) Encroachment into Airspace

DESIGN REVIEWS/SPECIAL USE PERMITS/DEVIATIONS:

The proposed resort hotel/casino project includes the following:

1. 3250 Hotel Rooms;

2. 250 Resort Condominiums;
3. 882,750 Square Feet of Convention Space;
4. 999,0505 Square Feet of Public Space including but not limited to:
 - a. 75,000 Square Feet of Casino area,
 - b. 63,000 Square Feet of Casino/Hotel Lobby/Circulation area,
 - c. 96,500 Square Feet of Retail/Commercial space,
 - d. 55,400 Square Feet of Theater and Back of House Areas for Theater,
 - e. 151,000 Square Feet of Pool/Spa/Salon and Related Back of House Areas;
5. 420,700 Square Feet of Back of House Areas; and
6. 50,400 Square Foot Central Plant.

The site plan depicts ingress and egress to Desert Inn Road and Debbie Reynolds Drive and also provides egress to Convention Center Drive. The valet will be located in the center of the proposed project with the hotel lobby and registration located just north. The hotel tower is currently proposed on the eastern portion of the Site with a 100-foot high podium beneath the tower. Convention space will be located on the northwestern portion of the site. There will be five (5) levels of associated parking with one (1) level on grade and four (4) underground. The majority of the casino floor space will be located on the southeastern portion of the site.

The maximum height of any proposed building is 593-feet above ground. The project complies with parking by providing 3,967 parking spaces where 3,965 spaces are required. The application is also requesting a use permit to deviate from the required height setback along Desert Inn and Paradise as indicated on plans. As the proposed intrusions do not occur until 100 feet in the air, the deviation will not create the undesirable “canyon effect” along Desert Inn Road or Paradise Road that the applicable Title 30 Code provision is designed to prevent.

SPECIAL USE PERMIT TO EXPAND GED:

The Applicant is requesting to expand the GED to include APNs: 162-09-801-005, 006, 011, and the eastern portions of 001 and 007 (the collectively the “GED Property”). The proposed expansion of the GED to include the GED Property complies with State law and County Code. In particular, the expansion complies with NRS 463.3086 as the GED Property is not within (1) 500-feet of a developed residential district and (2) 1,500-feet of a public school, private school or structure used primarily for religious services or worship. While the entire Site is not part of the GED Property, it is important to note that all the elements required to meet the

resort hotel requirements are on the GED Property. The portion of the Site that is not part of the GED expansion request are ancillary uses to the proposed resort hotel.

Additionally, the GED expansion complies with NRS 463.3086(6) and Title 30.48.260(5) as the Applicant will demonstrate the following at the BCC hearing:

A. The roads, water, sanitation, utilities and related services to the location are adequate – The project is located in a developed part of the Clark County and the project will enhance or mitigate any issues related to water supply, wastewater treatment, transportation, geotechnical, flood control and drainage reports addressing adequacy of services;

B. The proposed establishment will not unduly impact public services, consumption of natural resources and the quality of life enjoyed by residents of the surrounding neighborhoods – The Applicant will provide mitigation relating to fire protection and emergency services, police services, educational services, neighborhood impact and parks and trails reports addressing the impacts of the proposed project;

C. The proposed establishment will enhance, expand and stabilize employment and the local economy – The project will create new construction jobs which will lead to permanent hospitality positions;

D. The proposed establishment will be located in an area planned or zoned for that purpose pursuant to NRS 278.010 to 278.630, inclusive – The Site, and more particularly the GED Property, is designated Entertainment Mixed-Use (EM) and zoned H-1;

E. The proposed establishment will not be detrimental to the health, safety or general welfare of the community or be incompatible with the surrounding area – The Site, and more particularly the GED Property, is located in an area that is planned for resort hotel uses. In addition, similar projects have been approved in the area. Consequently, and as supported by the attached reports, the proposed project will not be detrimental to the health, safety or general welfare of the community and will be compatible with the surrounding area;

F. All traffic impacts can be adequately mitigated. This requirement must be satisfied by the submission of a traffic study meeting the requirements set forth in the Clark County improvement standards adopted per Chapter 30.52 to the Clark County traffic engineer thirty (30) days prior to submitting the application for a zone change – Attached for your review and consideration is a copy of the completed traffic study that was submitted to Clark County at least 30 days prior to formal submission of this request.

The proposed project is entirely consistent with and compatible with what has been approved and constructed in this area. The Site is located in an area that has experienced significant redevelopment in the last several years. Just south of the Site is the existing Wynn Hotel Resort Golf Course property, just north and east of the proposal is the Las Vegas Convention Center (“LVCC”). The LVCC has grown significantly in the last several years.

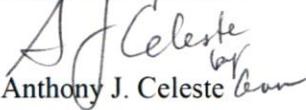
Farther east north are the Westgate and the Sahara resort hotels, respectively, both non-restricted gaming establishments. Consequently, the Site, and more particularly the GED Property, is bounded to the north, east, south and west by non-restricted gaming. In addition, directly west along Convention Center Drive less than one half mile from the proposed development is the recently opened Resorts World resort hotel. The opening of Resorts World is one of the largest redevelopment projects on the north Strip and has assisted in the facilitation and revitalization of this area.

As stated above, the Site, and more particularly the GED Property, is master planned EM and zoned H-1 which is the most intense planned areas and areas specifically contemplated for resort hotel development.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL


Anthony J. Celeste

AJC



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-22-0565</u> DATE FILED: <u>10/4/22</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>11/8/22</u> PC MEETING DATE: <u>12/6/22</u> <u>6pm</u> BCC MEETING DATE: _____ FEE: <u>\$775</u>
	PROPERTY OWNER NAME: <u>Sandra Valdivia</u> ADDRESS: <u>1908 Vegas Valley Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-986-3614</u> CELL: <u>702-986-3614</u> E-MAIL: <u>Sendiv3@yahoo.com</u>
	APPLICANT NAME: <u>SAME</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>SAME</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-11-612-007

PROPERTY ADDRESS and/or CROSS STREETS: 1908 Vegas Valley Dr Las Vegas NV 89169

PROJECT DESCRIPTION: Hardscape on front and side yard

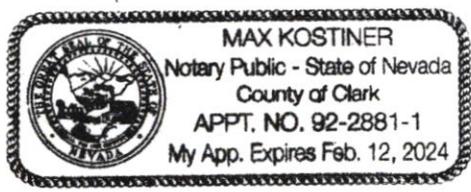
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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] Sandra Valdivia
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 2-21-22 (DATE)
 By Sandra Valdivia

NOTARY PUBLIC: [Signature]



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

July 20, 2022

Sandra Valdivia
1908 Vegas Valley Dr.
Las Vegas, NV 89169

Re: Violation 30.64.030 (C) (3)
Violation location 1908 Vegas Valley Dr.
Violation Parcel 162-11-612-007
Case: CE22-15756

WS-22-0565

**PLANNER
COPY**

This letter is in response to the Notice of Violation dated July 07, 2022.

I Sandra Valdivia property owner of 1908 Vegas Valley Dr. I am writing this letter in hopes that you would review and consider the following factors to obtain a waiver for the above mentioned violation.

After the recent water shortage concern in the state of Nevada we took the initiative as a family to help and change our back yard to desert landscape with rocks and avoid any unnecessary water use. At that time, we also had two areas in the front that had grass as well and we decided to pour cement and cover the areas, with the good intention of saving water. But I was not aware that was a code violation.

For this violation to be corrected I would have a high out of pocket expense and at this time I am not in a good position to pay to have this corrected. I was out of the Country since July 2 thru July 15 due to a death in the family and had unexpended travel expenses.

I am humbly writing this letter requesting your office for waiver on the above violation or to see if above ground planters would be accepted as a correction to the violation.

I'm looking forward to your response on this request.

Thank you



Sandra Valdivia

*Front & side yard