



Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, NV 89142

November 30, 2021

6:00pm

AGENDA

Note:

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

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

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

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

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

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

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

- III. Approval of Minutes for November 9, 2021. (For possible action)
- IV. Approval of the Agenda for November 30, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

1. **ET-21-400170 (UC-1223-07)-MRC I FUNDING CORPORATION:**
USE PERMITS SIXTH EXTENSION OF TIME for the following: **1)** a High Impact Project; **2)** an expansion of the Gaming Enterprise District; **3)** a resort hotel consisting of 3,250 hotel rooms; **4)** 250 resort condominiums; **5)** public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, offices, meeting/convention, back-of-house areas, and parking structures; **6)** increase the height of the high-rise towers and structures; **7)** associated accessory and incidental commercial uses, buildings, and structures; and **8)** deviations from development standards.

DEVIATIONS for the following: **1)** reduce on-site parking; **2)** reduce the height setback ratios; **3)** encroachment into airspace; and **4)** all other deviations as shown per plans on file.

DESIGN REVIEWS for the following: **1)** a resort hotel/casino with high-rise towers including kitchens in rooms; and **2)** all other accessory and incidental buildings and structures on 15.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the west side of Paradise Road within Winchester. TS/nr/jo (For possible action)

12/22/21 BCC

2. **AR-21-400171 (WS-0237-08)-MRC I FUNDING CORPORATION:**
WAIVERS OF DEVELOPMENT STANDARDS SIXTH APPLICATION FOR REVIEW for the following: **1)** permit a use not conducted within a permanent enclosed building where required; and **2)** on-site paving requirements.

DESIGN REVIEW for an outdoor tent on 1.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the west side of Paradise Road within Winchester. TS/nr/jo (For possible action)

12/22/21 BCC

3. **UC-21-0645-WORLD BUDDHISM ASSOCIATION HEADQUARTERS:**
USE PERMITS for the following: **1)** permit inherently dangerous exotic animals; and **2)** recreational facility with accessory retail sales, restaurant, and on-premises consumption of alcohol.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a use (recreational facility and exotic animals) not within a permanently enclosed building; **2)** permit alternative architectural materials; **3)** alternative landscaping; and **4)** alternative standards for proposed temporary signs.

DESIGN REVIEW for a recreational facility with inherently dangerous exotic animals consisting of a fabric structure (tent) and tiger sanctuary on a portion of 11.4 acres in an H-1 (Limited Resort

and Apartment) Zone. Generally located on the east side of Paradise Road and the south side of Sahara Avenue within Winchester. TS/md/jo (For possible action) 12/22/21 BCC

VII. General Business

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

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

IX. Next Meeting Date: December 14, 2021.

X. Adjournment.

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

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., NOVEMBER 30, 2021**

12/22/21 BCC

1. **ET-21-400170 (UC-1223-07)-MRC I FUNDING CORPORATION:**
USE PERMITS SIXTH EXTENSION OF TIME for the following: 1) a High Impact Project; 2) an expansion of the Gaming Enterprise District; 3) a resort hotel consisting of 3,250 hotel rooms; 4) 250 resort condominiums; 5) public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, offices, meeting/convention, back-of-house areas, and parking structures; 6) increase the height of the high-rise towers and structures; 7) associated accessory and incidental commercial uses, buildings, and structures; and 8) deviations from development standards.
DEVIATIONS for the following: 1) reduce on-site parking; 2) reduce the height setback ratios; 3) encroachment into airspace; and 4) all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: 1) a resort hotel/casino with high-rise towers including kitchens in rooms; and 2) all other accessory and incidental buildings and structures on 15.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the west side of Paradise Road within Winchester. TS/nr/jo (For possible action)

2. **AR-21-400171 (WS-0237-08)-MRC I FUNDING CORPORATION:**
WAIVERS OF DEVELOPMENT STANDARDS SIXTH APPLICATION FOR REVIEW for the following: 1) permit a use not conducted within a permanent enclosed building where required; and 2) on-site paving requirements.
DESIGN REVIEW for an outdoor tent on 1.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the west side of Paradise Road within Winchester. TS/nr/jo (For possible action)

3. **UC-21-0645-WORLD BUDDHISM ASSOCIATION HEADQUARTERS:**
USE PERMITS for the following: 1) permit inherently dangerous exotic animals; and 2) recreational facility with accessory retail sales, restaurant, and on-premises consumption of alcohol.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a use (recreational facility and exotic animals) not within a permanently enclosed building; 2) permit alternative architectural materials; 3) alternative landscaping; and 4) alternative standards for proposed temporary signs.
DESIGN REVIEW for a recreational facility with inherently dangerous exotic animals consisting of a fabric structure (tent) and tiger sanctuary on a portion of 11.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Paradise Road and the south side of Sahara Avenue within Winchester. TS/md/jo (For possible action)

RESORT HOTEL
(TITLE 30)

CONVENTION CENTER DR/PARADISE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400170 (UC-1223-07)-MRC I FUNDING CORPORATION:

USE PERMITS SIXTH EXTENSION OF TIME for the following: **1)** a High Impact Project; **2)** an expansion of the Gaming Enterprise District; **3)** a resort hotel consisting of 3,250 hotel rooms; **4)** 250 resort condominiums; **5)** public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, offices, meeting/convention, back-of-house areas, and parking structures; **6)** increase the height of the high-rise towers and structures; **7)** associated accessory and incidental commercial uses, buildings, and structures; and **8)** deviations from development standards.

DEVIATIONS for the following: **1)** reduce on-site parking; **2)** reduce the height setback ratios; **3)** encroachment into airspace; and **4)** all other deviations as shown per plans on file.

DESIGN REVIEWS for the following: **1)** a resort hotel/casino with high-rise towers including kitchens in rooms; and **2)** all other accessory and incidental buildings and structures on 15.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Convention Center Drive and the west side of Paradise Road within Winchester. TS/mr/jo (For possible action)

RELATED INFORMATION:

APN:

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

USE PERMITS:

1. Allow a High Impact Project.
2. Allow an expansion of the Gaming Enterprise District.
3. Allow a resort hotel (Marriott) consisting of 3,250 hotel rooms.
4. Allow 250 resort condominiums.
5. Allow public areas including all casino areas, showrooms, live entertainment, shopping center (retail and restaurants), indoor and outdoor dining, offices, meeting/convention, back-of-house areas, and parking structures.
6. Increase the height of the high-rise towers up to 670 feet where 100 feet is the standard (a 570% increase).
7. Allow all associated accessory and incidental commercial uses, buildings, and structures.
8. Allow for deviations from development standards.

DEVIATIONS:

1. a. Reduce required on-site parking from 5,666 spaces to 3,917 spaces (a 30% reduction).

2.
 - b. Reduce required loading spaces from 23 spaces to 18 spaces (a 12% reduction).
 - a. Reduce the height setback ratio on Paradise Road from 200 feet to 20 feet with intrusions occurring at 140 feet above grade.
 - b. Reduce the height setback ratio on Desert Inn Road from 200 feet to 20 feet with intrusions occurring for a small portion of the building at 104 feet above grade and recurring at 372 feet above grade.
3. Permit encroachments into the airspace.
4. Permit all other deviations as shown per plans on file.

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description

General Summary

- Site Address: List on file
- Site Acreage: 15
- Number of Units: 3,250 hotel rooms & 250 resort condominiums
- Project Type: Resort hotel with resort condominiums
- Number of Stories: 42
- Building Height (feet): 670
- Parking Required/Provided: 5,666/3,917 (a 30% reduction)

Site Plan

The original application was a request to expand the Gaming Enterprise District on the east side of the property, to facilitate the construction of a High Impact Project. The project is the Marriott Resort Hotel, consisting of 6,279,180 square feet of total area. Public access to the site is provided via curb cuts on Convention Center Drive, Desert Inn Road, and Debbie Reynolds Drive. There is no vehicular access provided from Paradise Road. A curb cut for an entrance to the employee parking area is provided from Debbie Reynolds Drive. A 30 percent parking reduction was approved to reduce the overall parking for the resort.

Landscaping

The approved pedestrian realm consisting of a minimum of 20 feet is provided along all street frontage areas and includes a detached sidewalk. The pedestrian realm consists of a minimum 10 foot wide amenity zone, planted with trees and shrubs, located adjacent to the back of curb, a minimum 10 foot wide sidewalk, and a minimum 5 foot wide supplemental area adjacent to the structures.

Elevations

The approved exterior elevations for the high-rise tower involve the use of a glazed aluminum window wall system, EIFS applications, aluminum composite panels, and a metal louver system on the parking garage elevations. The low-rise convention center portion of the building consists of pre-cast concrete panels and aluminum composite panels.

Floor Plans

The approved plans depict 75,000 square feet of casino area; 182,950 square feet of retail, restaurant, and entertainment floor area; 150,000 square feet of exhibit area; 400,000 square feet of meeting rooms associated with the convention center; 24,000 square feet of theater area; a 71,500 square foot spa and salon; 283,000 square feet of circulation areas; 1,046,116 square feet of back-of-house areas; 2,196,114 square feet of floor area associated with the hotel rooms and resort condominiums; 20,000 square feet of loading areas; a 50,400 square foot central plant; and 1,705,100 square feet of floor area in the 5 level parking garage for the total floor area of the project.

Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400267 (UC-1223-07):

Current Planning:

- Until December 19, 2021 to commence.
- Applicant is advised that a Development Agreement was a condition of approval on the first extension of time and is required to ensure that any increased impact for public services and infrastructure is mitigated and adequate amenities are provided; 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

- Compliance with previous conditions

Listed below are the approved conditions for UC-1223-07 (ET-0170-16):

Current Planning

- Until December 19, 2018 to commence.
- Applicant is advised that a Development Agreement was a condition of approval on the first extension of time and is required to ensure that any increased impact for public services and infrastructure is mitigated and adequate amenities are provided; 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

- Compliance with previous conditions

Listed below are the approved conditions for UC-1223-07 (ET-0127-13):

Current Planning

- Until December 19, 2016 to commence.

- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works-Development Review

- Compliance with previous conditions

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates from all phases of the proposed project at build-out before sewer point-of-connection can be approved for the hotel casino; active odor control treatment of wastewater liquid and vapor will be required as part of this project; all on-site sewers shall be private; public sewers shall only be allowed in the public streets; there are existing public 21 inch and 8 inch sanitary sewer lines on the property; as part of the applicant's project, at the time of development CCWRD will require the developer to vacate and abandon the on-site public sewers that are no longer being actively used as part of the development; developer relocation of existing public sanitary sewers will require full engineering review and evaluation; all new sewers must meet CCWRD design standards and have adequate capacity as determined by CCWRD; rerouted sewers must have capacity at least equal to the existing sewer plus any net additional flows resulting from the proposed project; CCWRD will not vacate existing right-of-way or public utility/sewer easements until all rerouted or replacement sewers are constructed, inspected, and accepted by CCWRD; and that CCWRD has no objection to the extension of time

Listed below are the approved conditions for UC-1223-07 (ET-0045-11):

Current Planning

- Until December 19, 2013 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- All applicable standard conditions for this application type.
- Applicant is advised that a Development Agreement was a condition of approval on the first extension of time and is required to ensure that any increased impact for public services and infrastructure is mitigated and adequate amenities are provided; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works-Development Review

- Compliance with previous conditions

Listed below are the approved conditions for UC-1223-07 (ET-0321-09):

Current Planning

- Until December 19, 2011 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;

- All applicable standard conditions for this application type.
- Applicant is advised that this application is subject to a Development Agreement; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Civil Engineering

- Compliance with previous conditions.

Listed below are the approved conditions for UC-1223-07:

Current Planning

- A Development Agreement as agreed upon by the applicant to mitigate 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;
- Grading, excavation, foundations, structures up to 35 feet high but not within 45 feet of any public rights-of-way, underground utilities, mechanical, electrical and plumbing undergrounds, and dewatering permits may be issued prior to final approval of the Development Agreement;
- Developer to hold a neighborhood meeting with the Metropolis Condominium owners;
- Design review as a public hearing for significant changes to the plans;
- Decorative fencing or barriers shall be installed around this site to prohibit pedestrian access across Paradise Road, Desert Inn Road, and Convention Center Drive;
- 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 the intersection;
- Pedestrian realms per plans on file;
- All applicable standard conditions for this application type.
- 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; any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Civil Engineering

- Compliance with Development Agreement with Clark County, if required;
- Right-of-way dedication and construction of the following: Convention Center Drive to accommodate dual turn lanes, 30 feet on Debbie Reynolds Drive to back of curb, and Paradise Road to accommodate a bus turn out and additional through lanes;
- Construct full off-site improvements with construction of off-sites on Paradise Road to be coordinated with Public Works;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control, which may require a vacation of excess right-of-way or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way;

- Dedication and construction of bus turnouts including passenger loading shelter areas in accordance with Regional Transportation Commission standards on Paradise Road and a combination bus turnout/turning lane on Desert Inn Road;
- Drainage study and compliance;
- Traffic study and compliance;
- Traffic study to also address: a) any additional right-of-way dedications to Clark County as required by the traffic study to accommodate any turn lanes, physical improvements, and pedestrian volumes generated by this project, b) the required width of all public walk way segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes, c) turnover analysis for the porte-cochere and recommendation of mitigation measures as applicable, d) on-site circulation, e) identification and implementation of Traffic Demand Management (TDM) measures, f) traffic impact mitigation plan to be reviewed by the staffs of Regional Transportation Commission, Freeway and Arterial System of Transportation (FAST), Clark County Development Services Civil Engineering Division and Clark County Public Works, g) air quality analysis to the Department of Air Quality and Environment Management (DAQEM), h) on-site turnaround analysis to be provided for loading docks on Debbie Reynolds Drive, and i) congestion and circulation;
- Driveway location and widths on Convention Center Drive to be approved by Clark County Civil Engineering Division;
- Developer to participate in the construction of the pedestrian bridges with financial cooperation and collaboration from Las Vegas Convention Authority and coordinate the design and construction with Clark County Public Works;
- Developer shall provide pavement markings and signs to create a continuous two-way left turn lane (TWLTL) centered on the ultimate street centerline of Debbie Reynolds Drive along the project's frontage;
- Reconstruct any unused driveways with full off-sites;
- Vacate any unnecessary rights-of-way and/or easements;
- Any applicable vacations to be recordable prior to building permit issuance or applicable map submittal;
- Any signs to remain a minimum of 10 feet from right-of-way and maintain clearance from site visibility zone.

Department of Aviation

- No building permits shall be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;
- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the

Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code.

- Applicant is advised that the F AA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant requests another year extension to work on a development plan for the site.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-20-400044 (UC-0899-14)	Third application review for temporary outdoor events without a licensed business on site	Approved by BCC	July 2020
AR-18-100265 (WS-0237-08)	Third application for review of an outdoor tent for a temporary event	Approved by BCC	February 2019
ET-18-400267 (UC-1223-07)	Fifth extension of time for the expansion of the Gaming Enterprise District, a resort hotel consisting of 3,250 hotel rooms, and 250 resort condominiums	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
WS-0237-08 (AR-0171-16)	Second application for review of an outdoor tent for a temporary event	Approved by BCC	January 2017
UC-1223-07 (ET-0170-16)	Fourth extension of time for the expansion of the Gaming Enterprise District, a resort hotel consisting of 3,250 hotel rooms, and 250 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)	First application for review of 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

Prior Land Use Requests

Application Number	Request	Action	Date
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	Original application to allow 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 Facilities	P-F	Las Vegas Convention Center Expansion
South	Commercial Tourist	H-1	Residence Inn by Marriot
East	Public Facilities	P-F	Las Vegas Convention Center
West	Commercial Tourist	H-1	Piero's Italian restaurant

Related Applications

Application Number	Request
AR-21-400171 (WS-0237-08)	A sixth application for review of outdoor temporary events is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

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.

Since the original approval, several applications have been approved in the surrounding area, including the convention center expansion, a new non-gaming hotel to the west and a lagoon/convention center to the south. The project still complies with all separations from residential, educational, and religious uses and other commercial tourist developments, and is in close proximity to the Wynn and Encore Resort Hotels. However, no technical studies for the project have been submitted to date. In addition, the County is in the process of updating the zoning Code and the new development will need to meet the updated development standards. Staff finds that the sixth request for an extension of time with no progress being made is excessive and does not support the application.

Department of Aviation

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

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Until December 19, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and 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

- Compliance with previous conditions.

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;
- 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 and is still valid.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MRC I FUNDING, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135

OUTDOOR TENT
(TITLE 30)

CONVENTION CENTER DR/PARADISE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-21-400171 (WS-0237-08)-MRC I FUNDING CORPORATION:

WAIVERS OF DEVELOPMENT STANDARDS SIXTH APPLICATION FOR REVIEW
for the following: 1) permit a use not conducted within a permanent enclosed building where required; and 2) on-site paving requirements.

DESIGN REVIEW for an outdoor tent on 1.4 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Convention Center Drive and the west side of Paradise Road within Winchester. TS/nr/jo (For possible action)

RELATED INFORMATION:

APN:

162-09-806-005; 162-09-806-006

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 365 Convention Center Drive & 3175 Paradise Road
- Site Acreage: 1.4
- Project Type: Permit a use within a tent and paving requirements
- Tent Height (feet): 25
- Square Feet: 900
- Parking Required/Provided: 6/6

Background & Site Plan

Five applications have been submitted related to WS-0237-08. The first 2 applications were extensions of time to commence the use. In 2013, the use had commenced, and the 3 subsequent applications were to review the use. This application is the fourth application for review. The original plans were approved for a 1 story, 900 square foot temporary outdoor tent located at the center of the site which is currently undeveloped. The plans also showed an HVAC and generator unit located adjacent to the tent to support activities within the tent. Six parking spaces were approved along the west property line. The subject site is the former location of "The Beach" nightclub. The location held a non-restricted gaming license, prior to being closed and subsequently demolished in 2006.

Elevations

The original plans show an approved 1 story tent up to 25 feet high.

Previous Conditions of Approval

Listed below are the approved conditions for AR-18-100265 (WS-0237-08):

Current Planning

- Until December 19, 2021 to review;
- Subject to 3 additional 1 day events only.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for WS-0237-08 (AR-0171-16):

Current Planning

- Until December 19, 2018 to review subject to 3 additional 1 day events only.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for WS-0237-08 (ET-0126-13):

Current Planning

- Until December 19, 2016 to review subject to 3 additional 1 day events only.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for WS-0237-08 (ET-0046-11):

Current Planning

- Until December 19, 2013 to commence subject to 1 day events only;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for WS-0237-08 (ET-0322-09):

Current Planning

- Until May 5, 2011 to commence subject to 1 day events only;
- All applicable standard conditions for this application type.

- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for WS-0237-08:

Current Planning

- 1 day event only, excluding set-up and take-down time;
- Dust mitigation to be provided per Department of Air Quality and Environmental Management standards;
- Gates to remain open during event operation;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that the proposed application for review is to ensure that the license for the non-restricted gaming on the site stays active by temporary commercial tent events on the site. The applicant requests approval of the sixth extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-20-400044 (UC-0899-14)	Third application for review of temporary outdoor events	Approved by BCC	July 2020
AR-18-100265 (WS-0237-08)	Third application for review of an outdoor tent for a temporary event	Approved by BCC	February 2019
ET-18-400267 (UC-1223-07)	Fifth extension of time of the expansion of the Gaming Enterprise District, a resort hotel consisting of 3,250 hotel rooms, and 250 resort condominiums	Approved by BCC	February 2019
AR-18-400234 (UC-0899-14)	Second application for review for temporary outdoor commercial events	Approved by BCC	December 2018
WS-0237-08 (AR-0171-16)	Second application for review of an outdoor tent for a temporary event	Approved by BCC	January 2017
UC-1223-07 (ET-0170-16)	Fourth extension of time for the expansion of the Gaming Enterprise District, a resort hotel consisting of 3,250 hotel rooms, and 250 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

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0899-14	Allowed temporary outdoor events without a licensed business on site (during conventions)	Approved by BCC	February 2013
WS-0237-08 (ET-0126-13)	First application for review of 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	Original application to allow 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 Facilities	P-F	Las Vegas Convention Center Expansion
South	Commercial Tourist	H-1	Residence Inn by Marriot
East	Public facilities	P-F	Las Vegas Convention Center
West	Commercial Tourist	H-1	Piero's Italian restaurant

Related Applications

Application Number	Request
ET-21-400170 (UC-1223-07)	A sixth extension of time for the resort hotel with resort condominiums is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff does not object to the request, as it will continue to allow an outdoor tent for a gaming event in order to keep the non-restricted gaming license active. Staff continues to recommend a review of the temporary events on the site due to the fact the site is also being used for another temporary use (temporary events related to conventions).

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until December 19, 2023 to review.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MRC I FUNDING, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135

RECREATIONAL FACILITY/EXOTIC ANIMALS
(TITLE 30)

PARADISE RD/SAHARA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0645-WORLD BUDDHISM ASSOCIATION HEADQUARTERS:

USE PERMITS for the following: **1)** permit inherently dangerous exotic animals; and **2)** recreational facility with accessory retail sales, restaurant, and on-premises consumption of alcohol.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a use (recreational facility and exotic animals) not within a permanently enclosed building; **2)** permit alternative architectural materials; **3)** alternative landscaping; and **4)** alternative standards for proposed temporary signs.

DESIGN REVIEW for a recreational facility with inherently dangerous exotic animals consisting of a fabric structure (tent) and tiger sanctuary on a portion of 11.4 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east side of Paradise Road and the south side of Sahara Avenue within Winchester. TS/md/jo (For possible action)

RELATED INFORMATION:

APN:

162-10-101-010; 162-10-101-011 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow recreational facility with accessory retail sales, restaurant, and on-premises consumption of alcohol to operate in a fabric structure (tent) where required to be within a permanently enclosed building per Table 30.44-1.
2. Allow fabric as a building material where not permitted per Table 30.56-1.
3.
 - a. Waive landscaping adjacent to Sahara Avenue, Paradise Road, and Joe W. Brown Drive where landscaping per Figure 30.64-17 or Figure 30.64-18 is required.
 - b. Waive landscaping adjacent to a less intensive use where required per Figure 30.64-11.
 - c. Waive parking lot landscaping where required per Figure 30.64-14.
 - d. Allow non-decorative fence (chain-link) along streets where a decorative fence in conjunction with required landscaping is permitted per Section 30.64.020.
4.
 - a. Increase the time limit for an existing temporary sign to 12 months where a maximum of 1, ten day event in a calendar month, with no more than 6 total events over 1 calendar year is allowed per Table 30.72-3.
 - b. Increase the sign area for proposed temporary signs to 14,058 square feet where a maximum of 144 square feet is allowed per Table 30.72-3.

**LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST**

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 11.4 (portion)
- Project Type: Recreational facility
- Number of Stories: 1
- Building Height (feet): 82
- Square Feet: 34,246 (fabric structure/tent)/2,352 (backstage fabric structure/tent)/1,800 (tiger sanctuary)
- Parking Required/Provided: 125/146

Site Plan & Request

The applicant is requesting a recreational facility with inherently dangerous exotic animals consisting of a fabric structure (tent) and tiger sanctuary. This request is considered a project of regional significance as the project site is located within 500 feet of another local government's (City of Las Vegas) jurisdictional boundary. The plans depict a recreational facility (magic show with 3 tigers) located at the southeast portion of the project site. Access to the project site is granted via a single and existing driveway located adjacent to Sahara Avenue. The access gate serving the recreational facility is set back 18 feet from the property line adjacent to Sahara Avenue, and will remain open during business hours. The tent is set back 270 feet from the north property line, adjacent to Sahara Avenue, 135 feet from the east property line, along Joe W. Brown Drive, 52 feet from the south property line, and 600 feet from the west property line, adjacent to Paradise Road. The tiger sanctuary is located immediately south of the tent and is not visible from Sahara Avenue. The tiger sanctuary is set back 558 feet from Sahara Avenue, 185 feet from Joe W. Brown Drive, 640 feet from Paradise Road, and 20 feet from the south property line, adjacent to the existing multiple family development. The perimeter of the tiger sanctuary is secured by a 10 foot high wooden fence. The recreational facility requires 125 parking spaces where 146 parking spaces are provided. An existing decorative block wall/chain-link fence measuring 6 feet in height is located along the north property line, adjacent to Sahara Avenue. An existing and proposed chain-link fence measuring 6 feet in height is located around the perimeter of the recreational facility for security purposes. The proposed banner signs advertising the recreational facility will be affixed to the chain-link fence. Portable restroom facilities are located to the northwest of the tent.

Landscaping

Street or interior parking lot landscaping is not proposed with this request.

Elevations

The plans depict an 82 foot high membrane structure (tent). The enclosed tiger sanctuary is 18 feet high and surrounded by a 10 foot high wooden security fence with an additional foot of barbed wired (11 feet total). The tiger sanctuary is surrounded by 9 gage wire with a wire roof enclosure.

Floor Plan

The membrane structure measures 34,246 square feet in area consisting of 500 seats, a stage area, and a backstage area. The tiger sanctuary consists of two, 900 square foot containment areas each with a sleeping cave and a ground pool. The containment areas are enclosed by a 11 foot high wooden security fence with barbed wire. A 5 foot wide perimeter area is located between the security fence and containment area.

Signage

The plans depict 5 different banner signs measuring 6 feet in height and ranging in area between 72 square feet to 216 square feet. The banner signs will be affixed to the 6 foot high security chain-link fence that surrounds the recreational facility.

Applicant's Justification

The applicant requests a recreational facility with exotic animals (tigers) for a period of 12 months. The applicant was previously approved for the requested uses via UC-20-0139; however, the magic show did not move forward. The applicant states they have continued to work with Animal Control on the appropriate information, safety procedures and care that will be required for the animals on site and has submitted all the required applications for their review. Because the site is an existing parking lot, and because the use is temporary in nature, the applicant is requesting not to provide the required parking lot landscaping and around the perimeter where it would otherwise be required. The temporary signs requested with this application consist of a "banner" variety and affixed to the 6 foot high chain-link fence. The applicant states their number 1 priority is the safety of both the tigers and the community.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1677-05	Vehicle demonstration facility - expired	Approved by PC	December 2005
DR-1438-99	Monorail and associated terminal, operation, and maintenance facility	Approved by BCC	November 1999
UC-1170-99	Monorail	Approved by BCC	October 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1	Retail buildings
South & East	Commercial Tourist	H-1	Multiple family residential
West	Commercial Tourist	H-1	Resort hotel (Sahara)

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

The subject site is located within an area designated for commercial tourist uses. The Resort Corridor is the primary activity center where hotels, casinos, entertainment uses, general business, professional and public offices, commercial uses, and multiple family residential uses are located. Staff typically supports recreational facilities with on-premises consumption of alcohol in this area. However, staff is concerned the proximity of the recreational facility may potentially impact the adjacent multiple family residential development to the south of the project site. Furthermore, Clark County Animal Control states that the applicant is not eligible for an exotic or wild animal permit unless the operation is temporary (less than 20 days). Therefore, if the request is approved staff recommends imposing the conditions of approval recommended by Clark County Animal Control listed below which includes a time limit of 20 days.

Waivers of Development Standards

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

Waivers of Development Standards & Design Review

The Resort Corridor is the primary activity center where hotels, casinos, entertainment uses, general business, professional and public offices, commercial uses, and multiple family residential uses are located. A tent of this size and scale, without on-site development standards is not the expectation for development within the Resort Corridor or the surrounding area that is designated for commercial tourist uses. Urban Specific Policy 91 encourages enhanced landscaping at the perimeter and interior of parking areas within the commercial tourist area. Therefore, staff does not support the design review and waivers of development standards associated with 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Event to be limited to 12 months from the start of occupancy and no extensions will be allowed;
- Applicant to submit a series of 20 day temporary commercial permits for each 20 day session, with the understanding that conditions may be added as needed on each permit;
- Provide 24 hour supervision of facility;
- Notify Las Vegas Metropolitan Police Department and Clark County School District Police immediately, if any animal escapes.
- 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; approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

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

Clark County Animal Control

- The temporary exhibition of inherently dangerous exotic or wild animals must be 20 days or less CCC 10.18.020 (h);
- Provide Animal Control with the following information and documentation: the species of animal(s), as well as a description of its age, health, and history of aggression, if any; the knowledge and experience of the person to be keeping the animal about the animal in question and similar animals; a statement confirming that direct contact between the public and the animals will not occur unless a detailed plan is approved by the animal control officer; a current color photograph of the animal; a written program of veterinary care and a veterinarian's certificate, certifying that said animal is vaccinated in accordance with law and possesses no health hazard to itself, other animals, or the general public; an updated copy of accreditation documentation for animals that will be exhibited for public or private viewing; and the USDA documentation provided for the Animal Welfare Act expired March 8, 2020;
- Allow inspections of the premises by the animal control officer prior to opening to the public;

- Allow inspections of the premises by the animal control officer at any reasonable time;
- In the event of an escape, the owner shall be liable for all costs related to its recovery or impoundment; any impoundment thereunder may be performed as a securing or summary abatement in accordance with Chapter 11.08 in coordination with animal control;
- All containment structures and transport cages must be constructed of at least 9 gauge chain-link or wire mesh;
- All enclosures must have transport doors to be utilized with transport cages with moving felids out of enclosures;
- Primary enclosure must have a double door system to prevent felid escape;
- Documentation of chemical capture and euthanasia drugs being obtained;
- Any deviation from the previously submitted site and escape plan must be approved by the animal control officer prior to opening to the public;
- The site must pass an inspection by the United States Department of Agriculture (USDA) prior to opening to the public;
- A statement in writing to Animal Control from the applicant indicating the tigers will not be bred.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THE SHEKINAH PROJECT I, LLC

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

APR 21-10/399



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) UC-1223-07 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-21-400170</u> DATE FILED: <u>10/27/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>11/30/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/22/21</u> FEE: <u>600</u>
	PROPERTY OWNER NAME: <u>MRC I Funding, LLC</u> ADDRESS: <u>PO 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>PO 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 #: _____
	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>164674</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: Extension of time for a proposed 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.

Property Owner (Signature)* _____

Property Owner (Print) _____

STATE OF _____
COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____

NOTARY PUBLIC: _____

see attached for 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.



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
 - ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
 - USE PERMIT (UC)
 - VARIANCE (VC)
 - WAIVER OF DEVELOPMENT STANDARDS (WS)
 - DESIGN REVIEW (DR)
 - PUBLIC HEARING
 - ADMINISTRATIVE DESIGN REVIEW (ADR)
 - STREET NAME / NUMBERING CHANGE (SC)
 - WAIVER OF CONDITIONS (WC)
- (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
 - EXTENSION OF TIME (ET)
 - UC-1223-07
 - (ORIGINAL APPLICATION #)
 - APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF	DATE FILED: _____ APP. NUMBER: <u>ET-21-400170</u> PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>MRC Funding, LLC</u> ADDRESS: <u>PO 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 Funding, LLC</u> ADDRESS: <u>PO 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>168693</u>
CORRESPONDENT	NAME: <u>Kaempfer Crowell - Jennifer Lazovich</u> ADDRESS: <u>1980 Festival Plaza Drive., Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>jj@kcrvlaw.com</u> REF CONTACT ID #: <u>168693</u>

ASSESSOR'S PARCEL NUMBER(S): 182-09-806-005 & 006, 001, 007, 008 and 011

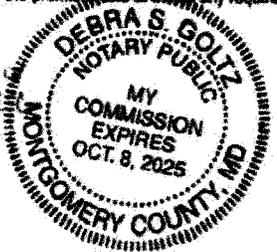
PROPERTY ADDRESS and/or CROSS STREETS: Paradise Road and Convention Center Drive

PROJECT DESCRIPTION: Extension of time for a proposed 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 do any required signs on said property for the purpose of advising the public of the proposed application.

Dorothy M. Ingalls
 Property Owner (Signature)
 STATE OF Maryland
 COUNTY OF Montgomery
 SUBSCRIBED AND SWORN BEFORE ME ON October 7, 2021 (DATE)
 by Debra S. Goltz
 NOTARY PUBLIC: Debra S. Goltz

Dorothy M. Ingalls as Vice President
 Property Owner (Print) MRC Funding, LLC



*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.

KAMPEER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kcnvlaw.com

702.792.7000

**PLANNER
COPY**

ET-21-400170

October 22, 2021

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

VIA HAND DELIVERY

CLARK COUNTY COMPREHENSIVE PLANNING DEPT.
500 S. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89155

**RE: Revised - Sixth Extension of Time - UC-1223-07
MCRI Funding Corporation - Use Permits, Deviations, Design Reviews
APN #'s 162-09-806-001, 005, 006, 007, 008 & 011
SWC Convention Center Drive & Paradise Road**

To Whom It May Concern:

This office represents the applicant with regard to the above-referenced matter. This application is a sixth extension of time for UC-1233-07 for use permits, deviations, and design reviews for an expansion of the gaming enterprise district to allow for a resort hotel casino including resort condominiums on approximately 15 acres generally located on the west side of Paradise Road between the Desert Inn arterial and Convention Center Drive. The previous use permit approval also included a reduction in the required height setback ratio along Desert Inn and Paradise, a deviation for reduced parking and a deviation to reduce the required amount of loading areas from 23 to 18 areas. The applicant is requesting an additional one year extension of time to continue working on a plan for development.

As previously approved, the plans for the proposed resort/hotel casino project remain unchanged:

- 1) 3250 hotel rooms;
- 2) 250 resort condominiums;
- 3) 882,750 square feet of convention space;
- 4) 491,450 square feet of public space, including, but not limited to, retail/commercial space, restaurants, casino floor area, spa, theatres, and recreational areas;



- 5) 457,200 square feet of back of house areas;
- 6) 50,400 square foot central plant;

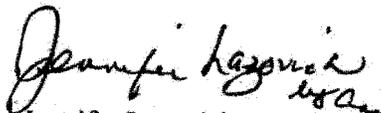
All ingress, egress, and parking will remain in the same configuration as previously approved. The maximum of height of the proposed building will remain 670 feet above ground for one hotel tower and from 100 to 200 feet in height for the other buildings. The deviations for parking required height setback are as previously approved and remain as indicated on the plans.

The proposed project and GED designation are still consistent and compatible with what has been approved and constructed in the area, including the completion of the convention center across Convention Center Drive. With this project being completed, the applicant is hopeful that redevelopment of the Site will occur in the immediate future. As staff indicated on the previous approval, the request for the expansion of the Gaming Enterprise District Overlay is appropriate and compatible as the area is master planned for gaming. The request meets all Title 30 requirements for the expansion of the Gaming Overlay. The parcels are zoned H-1 and planned for Commercial Tourist in the Winchester/Paradise Land Use Plan.

We appreciate your kind consideration of this request. Please let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JLL/amp

APR 21-101400



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) WS-0237-08 _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>AR-21-400171</u> DATE FILED: <u>10/27/21</u> PLANNER ASSIGNED: <u>NIR</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>11/30/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/22/21</u> FEE: <u>600</u>
	PROPERTY OWNER NAME: <u>MRC I Funding, LLC</u> ADDRESS: <u>PO 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>PO 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 #: _____
	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>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 162-09-806-005 & 006

PROPERTY ADDRESS and/or CROSS STREETS: Paradise Road and Convention Center Drive

PROJECT DESCRIPTION: Request Review

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

Property Owner (Signature)* _____

Property Owner (Print) _____

STATE OF _____
COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____
NOTARY PUBLIC: _____

See attached for 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.



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) WS-0237-08 (ORIGINAL APPLICATION #)	STAFF	DATE FILED: _____ PLANNER ASSIGNED: _____ ACCEPTED BY: _____ FEE: _____ CHECK #: _____ COMMISSIONER: _____ OVERLAY(S)? _____ PUBLIC HEARING? Y / N TRAILS? Y / N PFNA? Y / N APPROVAL/DENIAL BY: _____	APP. NUMBER: _____ TAB/CAC: _____ TAB/CAC MTG DATE: _____ TIME: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ ZONE / AE / RNP: _____ PLANNED LAND USE: _____ NOTIFICATION RADIUS: _____ SIGN? Y / N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>MRC I Funding, LLC</u> ADDRESS: <u>PO 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>PO 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 - Ann Pierce</u> ADDRESS: <u>1980 Festival Plaza Drive., Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>jlk@kcrvlaw.com</u> REF CONTACT ID #: <u>168893</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-09-806-005 & 008

PROPERTY ADDRESS and/or CROSS STREETS: Paradise Road and Convention Center Drive

PROJECT DESCRIPTION: Required Review

(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/or other) any required signs on said property for the purpose of advising the public of the proposed application.

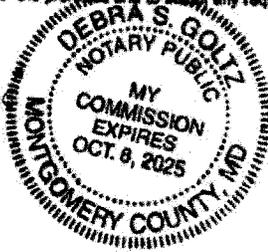
Dorothy M. Ingalls
 Property Owner (Signature)

Dorothy M. Ingalls *as Vice President of*
 Property Owner (Print) *MRC I Funding, LLC*

STATE OF Maryland
 COUNTY OF Montgomery

SUBSCRIBED AND SWORN BEFORE ME ON October 7, 2021 (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

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

October 12, 2021

VIA ELECTRONIC UPLOAD

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

RE: *Justification Letter*
APN: 162-09-806-005 & 006

To Whom It May Concern:

Please be advised, this firm represents the applicant. On behalf of the applicant, we are filing for a required review for WS-0237-08 (AR-18-400265). This application is a sixth required review for a waiver of development standards to allow for an outdoor tent and temporary use on 1.4 acres located at the southwest corner of Paradise Road and Convention Center Drive. This application will expire on December 19, 2021.

The subject site is the former "Beach" nightclub and restaurant location which ceased operations on December 10, 2006. The Site was licensed for non-restricted gaming prior to the adoption of Senate Bill 208 which limited the location of non-restricted gaming establishments. The temporary tent structure and ability to conduct one day gaming operations, which is the subject of this application, is required to preserve the existing grandfathered non-restricted gaming on the Site. The applicant must operate gaming on the Site within eighteen (18) months of license abandonment.

Given the above, we are requesting approval of the required review in order to preserve the grandfathered non-restricted gaming license.

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL

JLazovich
Jennifer Lazovich

JJL/jmd

LAS VEGAS OFFICE
1880 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: 775.652.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.6300
Fax: 775.882.0267

PLANNER
COPY

AR-21-400171



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

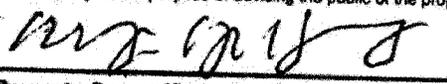
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-21-0645</u> DATE FILED: <u>10/27/21</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>WINCHESTER</u> TAB/CAC DATE: <u>11/30/21</u> PC MEETING DATE: <u>-</u> <u>e 6:00</u> BCC MEETING DATE: <u>12/22/21 @ 9:00 A.M.</u> FEE: <u>\$1,375.00</u>
	PROPERTY OWNER NAME: <u>World Buddhism Association Headquarters</u> ADDRESS: <u>556 S. Fair Oaks Ave, Suite 101 #20</u> CITY: <u>Pasadena</u> STATE: <u>CA</u> ZIP: <u>91105</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>The Shekinah Project I, LLC</u> ADDRESS: <u>486 Princeton Place</u> CITY: <u>Bozeman</u> STATE: <u>MT</u> ZIP: <u>59715</u> TELEPHONE: <u>406-579-1901</u> CELL: _____ E-MAIL: <u>jayowenhouse@msn.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Bob Gronauer - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>rjg@kcnvlaw.com</u> REF CONTACT ID #: <u>166096</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-10-101-011 and 010

PROPERTY ADDRESS and/or CROSS STREETS: Paradise/Sahara

PROJECT DESCRIPTION: DR and SUP for exotic animals

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

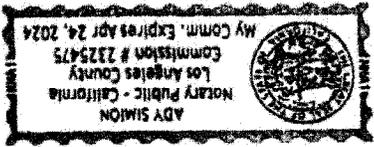

 Property Owner (Signature)*
 STATE OF California
 COUNTY OF Los Angeles
 SUBSCRIBED AND SWORN BEFORE ME ON 8/12/2021 (DATE)
 BY Ming Yu Huang
 NOTARY PUBLIC: 

MING YU HUANG, CEO OF WORLD BUDDHISM ASSOCIATION HEADQUARTERS
 Property Owner (Print)

ADY SIMION
 Notary Public - California
 Los Angeles County
 Commission # 2325475
 My Comm. Expires Apr 24, 2024

*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.

- See book for CA Notary -



STATE OF CALIFORNIA COUNTY OF Los Angeles
 Subscribed and sworn to (or affirmed) before me on this
 17 day of Aug. 2021 by Ming Xu Huong
 who appeared before me
 (Signature of Notary)

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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ROBERT J. GRONAUER

rg@kcnvlaw.com
702.792.7052

October 14, 2021

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

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

**PLANNER
COPY**

*Re: Justification Letter – Special Use Permits, Design Review and Waiver
The Shekinah Project I, LLC
APN: 162-10-101-010 and 011*

Dear Mr. Donohue:

This office represents the applicant, The Shekinah Project, LLC (“Applicant”) with regard to the above referenced matter. The Applicant is requesting use permits, waivers and a design review to allow for temporary tent for a temporary (1 year) magic show which would include tigers on a portion of approximately 11.31 acres located near the corner of Paradise and Sahara (the “Property”).

The Applicant is requesting the submittal and review of the following applications:

1. Special Use Permit for a proposed recreational facility with accessory retail sales, restaurant, and on-premises consumption of alcohol;
2. Special Use Permit to allow inherently dangerous exotic animals (tigers);
3. Waiver to allow a use (recreational facility/inherently dangerous exotic animals) not within a permanently closed building;
4. Waiver for alternative external building materials;
5. Waiver for alternative landscaping;
6. Waiver for alternative standards for proposed temporary signs;
7. Design review of the proposed tent.

The Applicant submitted, and was approved for, all of the above listed applications in the summer of 2020 via application UC-20-0139. Unfortunately, the property in which the magic show was approved on was not able to move forward with the project. The Applicant has since been looking for an alternative location and found the Site for the current application.

The Applicant is proposing a tent for the magic show and a sanctuary for the tigers to temporarily live while the magic show is in operation. The Applicant has continued to work with Animal Control on the appropriate information, safety procedures and care that will be required for the animals on site and has submitted all the required applications for their review.

A copy of the Animal Control application is included with the current application. Also included with the application is detailed information about the sanctuary itself, including materials, safety protocols and the care that goes into the sanctuary for the animals.

The sanctuary would be located along the south portion of the Site with the tent to the north. The site plan shows 146 parking spaces for the 34,246 square foot tent. The maximum height of the tent is 82-feet. Access to the Site would be from Sahara Avenue. Because the Site is an existing parking lot behind the Bally's Casino, and because the use is temporary in nature, the Applicant is requesting not to provide the required parking lot landscaping and around the perimeter where it would otherwise be required.

The Applicant is also requesting signage as part of the application and has included renderings as part of this application. The temporary signs will be "banner" variety and affixed to the 6-foot high chain link fence. The quantity of signs, the sign dimensions and the location of signs are as follows:

A. Quantity of Signs

1. (1,592ft on temporary fence + 751ft permanent fence) = 2,343ft fence wrap signage.

B. Sign Dimensions

1. 6' Tall (5'-8") 90% Blockage, Custom Printed x 1,592ft
2. 6' Tall (5'-8") 90% Blockage, Custom Printed x 751ft

C. Locations of Signs-

3. On Property-Entire Temporary fence = 1,592ft wrapped in 6ft high color fence wrap.
4. Permanent property fence- on East Sahara Ave. (from the corner of Paradise Rd. to South Joe W Brown Dr.). Total Distance 751 ft-wrapped with color fence wrap.

The Applicant is requesting a waiver to allow reduced setback for the existing gate along Sahara Avenue to be 18-feet where 50-feet is required. The gate is existing and the Applicant is not requesting any changes to the existing layout of the site. Additionally, because this will not be a permanent use, allowing the reduced setback for the proposed magic show only should not negatively impact the surrounding area.

As with the previously approved application on a different property, the Applicant's number one priority is the safety of both the tigers and the community. That sentiment and assurance continues on to the current application and requests.

**PLANNER
COPY**

KAEMPFER

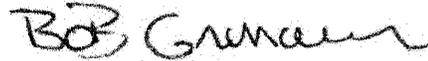
CROWELL

October 14, 2021
Page 3

We respectfully request your review of the various land use requests on the Site. Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Bob Gronauer

PLANNER
COPY



Winchester Town Advisory Board

November 9, 2021

MINUTES

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

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary, Al Laird; Planning. The meeting was called to order at 6:18p.m.
- II. Public Comment
None
- III. Approval of September 28, 2021 Minutes
Moved by: Delibos
Approve as submitted
Vote: 3-0 Unanimous
- IV. Approval of Agenda for November 9, 2021
Moved by: Delibos
Approve as submitted
Vote: 3-0 Unanimous
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)
- VI. Planning & Zoning:

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

DESIGN REVIEW for signage in conjunction with an elementary school on 10.7 acres in a P-F (Public Facilities) Zone. Generally located on the west side of Glenhurst Drive and the north side of Desert Inn Road within Winchester. TS/nr/jo (For possible action).

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

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

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

DESIGN REVIEW exterior/interior modifications to an existing retail building on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Sammy Davis Jr. Drive, 1,000 feet south of Circus Drive within Winchester. TS/jvm/jo (For possible action)

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

3. **UC-21-0575-TISHMAR, LLC:**

USE PERMIT to allow an accessory structure prior to the construction of a principal structure.

DESIGN REVIEW for an accessory structure on a portion of 16.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Wilbur Clark DI East Road within Winchester. TS/md/jo (For possible action)

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

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

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

DESIGN REVIEW for wall signage in conjunction with an office building on 3.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/bb/jo (For possible action)

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

1. **UC-21-0597-TRANS-AERO LAND & DEVELOPMENT:**
USE PERMIT to allow a service bay door for a vehicle (automobile) wash to face a street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping; **2)** reduce the side street (corner) setback for a proposed trash enclosure and vacuums; and **3)** eliminate the required loading space.
DESIGN REVIEWS for the following: **1)** vehicle wash; **2)** restaurant; **3)** outside dining and drinking; and **4)** vehicle maintenance (smog check) in conjunction with an existing convenience store and gasoline station on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard and the north side of Desert Inn Road within Winchester. JJ/md/jo (For possible action)

Moved By- Becker
Approve Waiver of Development #1 and #3
Design Review #1-#4
Deny Waiver of Development # 2
Vote: 3-0

VII. General Business

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

Moved By- Becker
John Delibos – Representative
Vote for Alternate at next meeting.
Vote: 3-0

2. Discuss the 2022 TAB Calendar (for possible action)

VII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be November 30, 2021

IX. Adjournment

The meeting was adjourned at 7:14 p.m.