



# Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, Nv 89142

October 25, 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](mailto: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](mailto: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 September 27, 2022. (For possible action)
- IV. Approval of the Agenda for October 25, 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 (Name of TAB/CAC) for a two-year (2-year) term beginning January 2023.

VI. Planning and 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)  
11/16/22 BCC

- 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) 11/16/22 BCC

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) 11/16/22 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 8, 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

September 27, 2022

## MINUTES

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

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- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions  
Beatriz Martinez; Town Liaison; Javier Rojas: Town Liaison; Victoria Bonner: Secretary;  
Judith Rodriguez: Planning. The meeting was called to order at 6:00p.m.
- II. Public Comment  
**None**
- III. Approval of August 30, 2022 Minutes  
**Moved by: Delibos**  
**Approve**  
**Vote: 3-0 Unanimous**
- IV. Approval of Agenda for September 27, 2022  
**Moved by: Delibos**  
**Approve**  
**Vote: 3-0 Unanimous**
- V. Informational Items  

B.M. invited the community Indigenous Heritage Celebration, this will be held on October 8,2022 at the Winchester Cultural Center. Informed the board members to submit their applications to server the TAB for 2023.
- VI. Planning & Zoning:

1. **UC-22-0498-RESORTS WORLD LAS VEGAS, LLC:**

**USE PERMITS** for 1) a recreational facility; 2) fairgrounds; and 3) live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/sr/syp (For possible action)

**Approve with staff conditions**

**Moved By- Delibos**

**Vote: 3-0**

VII. General Business

1. Review previous fiscal year budget request(s) and take public input regarding suggestions for the next budget request(s). (For possible action)

A. Funding beautifying medians

B. Control homeless encampments

C. New chairs

**Approve with staff conditions**

**Moved By- Delibos**

**Vote: 3-0**

VII. Public Comment

VIII. Next Meeting Date

**The next regular meeting will be October 11, 2022**

IX. Adjournment

**The meeting was adjourned at 6:40 p.m.**

**ATTACHMENT A**  
**WINCHESTER TOWN ADVISORY BOARD**  
**ZONING AGENDA**  
**TUESDAY, 6:00 P.M., OCTOBER 25, 2022**

11/16/22 BCC

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)
  
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)
  
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.  
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HOTEL/RECREATIONAL FACILITY  
(TITLE 30)

LAS VEGAS BLVD S/SAHARA AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**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)

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**RELATED INFORMATION:**

**APN:**

162-09-602-001; 162-09-602-005

**USE PERMITS:**

1. Modifications to an approved High Impact Project (All Net Arena).
2. Proposed convention facilities/exposition halls.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce on-site parking for a recreational facility (a multi-function events arena) to 7,513 spaces where 10,733 spaces are required per Table 30.60-1 (a 30% reduction).
2. Increase building height to 728 feet where a maximum height of 100 feet is the standard per Table 30.40-7 (a 628% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 27
- Project Type: Events arena, hotel, retail establishments, and convention facilities

- Number of Stories: 63 (proposed)
- Building Height (feet): 728 (proposed)
- Square Feet: 240,000 (conference center)/2,000 (rooms)
- Parking Required/Provided: 10,733/7,513

### Request and History

This request is for a second extension of time to commence UC-0519-17 which approved modifications to UC-0568-14 for the All Net Arena project. UC-0568-14 was approved for the following: 1) 160 foot high, 862,500 square foot events arena with up to 23,000 seats; 2) 300,000 square feet of retail, food, beverage, and entertainment areas; 3) 44 story, 312 foot high hotel with 500 rooms; and 4) 77 foot high theater/Cineplex per UC-0568-14. UC-0519-17 was approved to expand and enlarge the project with the following: 1) 2,000 room, 63 story, 728 foot high hotel tower; 2) 240,000 square foot conference center; 3) 24 lane bowling alley; 4) 2,500 seat showroom; 5) 174,300 square feet of additional retail space; 6) increased theater/Cineplex space; and 7) wedding chapel within the hotel.

### Site Plans

The approved plans depict a multi-use facility that is anchored by an events arena, non-gaming hotels, retail and restaurant plaza, and convention center facility. There will also be outdoor uses and activities, such as outside dining, within the pedestrian streetscape. The area along Las Vegas Boulevard South consists of landscaping and other improvements within the Las Vegas Boulevard South right-of-way, with a 30 foot wide pedestrian realm immediately east of the right-of-way. Integrated into the pedestrian realm is an elevated pedestrian walkway that funnels pedestrians into the shopping plaza and eliminates conflicts between pedestrian and vehicular movements entering the site. In the northwest corner of the site, directly adjacent to the pedestrian realm, is 1 of the 2 proposed parking structures. Centrally located within the site is the retail and restaurant plaza and 2 hotels. On the northeast portion of the site is the events arena while the southeast portion of the site contains the second parking structure. On the southern portion of the site, adjacent to the arena is a proposed 240,000 square foot convention center facility. Along Paradise Road is a pedestrian realm that is up to 49 feet in width. The plans depict 1 primary ingress and egress point along Las Vegas Boulevard South with a secondary access point for the parking structure in the northwest portion of the site. There is 1 primary ingress and egress point along Paradise Road with 3 secondary access points to the parking garage in the southeast portion of the site. The primary entrance along Paradise Road lines up with an existing traffic signal on Karen Avenue and Paradise Road. The 3 secondary access points provide for bus/shuttle drop-off and pick-up queuing and service area ramp access.

### Pedestrian Circulation Plan & Landscaping

The approved pedestrian circulation plan depicts clear, continuous, and unobstructed pedestrian use areas with pedestrian connections throughout the entire site. The connections include, but are not limited to, sidewalks, walkways, stairways, and an elevated pedestrian walkway. Clear and unobstructed connections are also depicted between the site and Las Vegas Boulevard South and Paradise Road. Along Las Vegas Boulevard South is a minimum 30 foot wide pedestrian realm with a minimum 20 foot sidewalk/walkway that is unobstructed. The remaining pedestrian realm consists of enhanced landscaping and amenity zone with corresponding pedestrian furnishings. The western edge of the pedestrian realm, portions of which are within the future right-of-way,

include pedestrian containment barriers/fence to preclude pedestrians from accessing the public right-of-way from the pedestrian area and potentially conflict with vehicular movements. The functional area that is generally considered the pedestrian realm is actually wider than 30 feet since portions extend into the future right-of-way of Las Vegas Boulevard South. Cross sections on file provide further detail on the pedestrian areas and connections. In some areas along Las Vegas Boulevard South, there is an 11 foot wide planting area along and within the future right-of-way followed by a 20 foot wide pedestrian access easement which is then followed by a 16 foot wide planting strip. Detail on the elevated pedestrian walkway depicts a 20 foot wide pedestrian access easement with 17 foot wide pedestrian walkway for a total combined pedestrian walkway width of 37 feet.

Along Paradise Road, the pedestrian realm varies in width from 25 feet up to 49 feet. The unobstructed pedestrian access easement is predominantly 20 feet in width but does narrow to 15 feet at the narrowest point. Portions of the pedestrian area, including pedestrian walkways and connections between the Paradise Road right-of-way and the arena, are up to a width of 115 feet. Nonstandard improvements in the right-of-way were approved by UC-0568-14.

The top of the south parking structure, which is at the south property line, is depicted as a green roof. The green roof consists of shrubs and groundcover that includes ornamental grasses. The green roof is only over a portion of the roof where the Cineplex theater is off-set or staggered from the south wall of the parking structure.

#### Elevations

The plans for the arena depict a 160 foot high structure with a modern design consisting of aluminum and glass wall systems with solar screens. Throughout the various elevations, the arena will contain LED panels and lighting effect systems throughout. LED panels consist of light emitting diodes that function off the principle of electroluminescence and will primarily function as signage. However, signage is not a part of this application and will be reviewed with a subsequent land use application. The roof, which is retractable, will also consist of a metal roof system.

The 512 foot high and 728 foot high hotel towers have multiple surface planes with varying roof heights and consist primarily of aluminum and glass curtain wall system with solar panels.

The parking structure with theater (Cineplex) in the southeast portion of the site is an integrated structure with varying heights and materials. The theater (Cineplex) portion of the overall building, which is off-set or staggered from the southern edge of the parking structure, is depicted at a maximum height of 77 feet. The plans depict metal panel systems with LED feature lighting, as well as aluminum and glass curtain wall systems with a stone panel element.

The parking structure on the northwest portion of the site, closest to Las Vegas Boulevard South, will consist of the same materials as the southern parking structure.

The retail and restaurant buildings are proposed over multiple levels that range in height up to 77 feet. The buildings consist of the following materials: 1) stone panels; 2) mullionless glass walls; 3) metal panels; and 4) solar shade systems with LED lighting. All buildings, except for

the southern parking structure, which was approved by UC-0568-14, comply with all applicable setbacks for the base zoning district, special setbacks along Las Vegas Boulevard South, and any applicable setbacks from arterial streets.

#### Signage

Signage is not a part of this request and will be addressed in a subsequent land use application.

#### Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400096 (UC-0519-17):

##### Current Planning

- 6 months to execute Performance Agreement with bond and Development Agreement or application will expire;
- Until September 6, 2022 to commence with any extension of time as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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.

##### 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0036-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Listed below are the approved conditions for UC-0519-17:

##### Current Planning

- Until September 6, 2020 to commence to coincide with UC-0568-14;
- Until September 6, 2020 to review as a public hearing to coincide with UC-0568-14;
- Per revised plans dated October 12, 2017;
- Construction traffic to be directed to the north and center driveways away from the southern driveway nearest to Turnberry Place, provided this accommodation can be achieved safely and effectively;
- Construction hours shall be from 6:00 a.m. until 10:00 p.m. Monday through Saturday, any Sunday work must be done only within the interior of a completed building or structure, and once the construction is vertical, construction may be allowed before 6:00 a.m. and after 10:00 p.m., but all such work shall be limited solely to restocking supplies with no use of any large equipment or machinery;
- A Comprehensive Signage Package for the Arena and all other uses shall be approved as part of a subsequent public hearing, and the applicant is required to meet and work with the Turnberry Place residents prior to submittal of the Comprehensive Sign Package;

- No building permits shall be issued until a Decommissioning Agreement/Plan including a Bond or Cash in lieu of Bond performance security is submitted and approved by the Board of County Commissioners;
- The applicant must work with the County to ensure that water removed from the premises during construction is appropriately directed and disposed of as approved by the County, with the County to work with the applicant to secure a dewatering permit;
- Once the Arena is completed and in operation, hours of operation for any outdoor events shall be limited to, until 10:00 p.m. on Sunday through Thursday nights, and until 12:00 a.m. on Friday and Saturday nights, when either Monday or Friday is a recognized holiday, the operating hours on the nights before that holiday shall be extended to 12:00 a.m.;
- Applicant shall provide the President of the Turnberry Place Community Association with a schedule of the event(s) at least 10 working days prior to the event(s), additionally, if an NBA or similar team is secured for the premises, the operating hours may be increased to accommodate the schedule of the team(s) on game days;
- The roof of the Arena may be kept open to accommodate the event(s) as set forth in the condition above with noise decibel measurements taken at Turnberry Place during any event(s) at which the Arena roof is open for 6 months after opening, at the conclusion of this 6 month period, this condition shall be reviewed to ensure that allowing the roof open beyond the hours set forth in the condition above, does not exceed permissible noise levels, and has not presented an undue burden on the Turnberry Place residents;
- During any event(s) held at the Arena, 1 or more dedicated traffic control officers shall be provided by the operator(s) of the Arena to ensure that all residential traffic and all emergency vehicles have access to and from Turnberry Place;
- Incorporate the expanded and amended project elements as part of the already commenced Development Agreement process to mitigate impacts including but not limited to issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners;
- Submit a security performance bond acceptable to the County in an amount sufficient to provide a screen wall and/or restore the site including removal of construction materials, site stabilization and revegetation as necessary should construction of the project be discontinued or abandoned;
- As part of the Development Agreement or as a separate agreement, applicant to submit a Decommissioning Plan acceptable to the County which specifies the actions to be taken by the Developer in the event construction of the project is stopped or abandoned with said plan to be submitted and approved prior to building permits for the stadium;
- The surface area of the sidewalk/pedestrian access easement to consist of colors, patterns, texture and/or material different from the adjacent private walkways and plaza area with final design to be approved by staff;
- Final design of the pedestrian access easement/sidewalk along all streets to be reviewed and approved by staff;

- Provide breaks (gates) in fencing along Las Vegas Boulevard South for emergency services with the design to be coordinated with the Fire Department.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time or 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 swimming pools and water features will have to comply with Section 30.64.060.

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Traffic study to include pedestrian analysis and flows;
- Traffic study to also address: a) determine the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes, b) turnover analysis for the porte-cochere, c) identification and implementation of Traffic Demand Management (TDM) measures with a follow-up study and presentation to the Board of County Commissioners (BCC) within 1 year of opening to the public;
- Traffic study to also include impact mitigation plan to also be reviewed by the Freeway and Arterial System of Transportation (FAST);
- Right-of-way dedication to Clark County to accommodate any physical improvements identified in the traffic study needed to accommodate vehicular and pedestrian volumes generated by the project;
- Methods of protecting pedestrian realms adjacent to the public rights-of-way from vehicular hazards to be reviewed and approved by Public Works - Development Review;
- Full off-site improvements;
- Reconstruct any unused driveways with full off-sites;
- Developer to contribute financially to the possible future grade separated bridge at Las Vegas Boulevard South and Sahara Avenue, with the percent of participation to be addressed in the traffic study and development agreement;
- Traffic study to analyze the need for east-west pedestrian bridge(s) (pedestrian grade separation) across Las Vegas Boulevard South and Paradise Road adjacent to this site;
- Pedestrian easements to be identified on plans submitted for permits or licenses when said permits or licenses are for anything near the easements;
- Dedicate and construct bus turnouts and shelter areas as required by Regional Transportation Commission;
- No buildings within the future right-of-way;
- No advertising within the right-of-way;
- Record a public pedestrian access easement;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes;
- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way;

- Future applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner or its successors to grant easements or dedicate its proportionate share of all or portion(s) of the planned right-of-way on Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;
- Owners or its successors shall remove any non-standard improvements within the planned right-of-way related to any current or future applications at its own expense, in the event dedication of the planned right-of-way is required.

#### Department of Aviation

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

#### Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; to show fire hydrant locations both on-site and within 750 feet; that this comment is in reference to a proposed Fire Department access plan created by the Cunningham Group for All Net Arena and Resort, which is (labeled Level 2 Victory Plaza +6) and dated September 13, 2017; and that this proposed access plan was reviewed and approved by the Fire Chief.

#### Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to please contact CCWRI) at sewerlocation@cleanwaterteam.com and reference POC Tracking #0359-2017 to request your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

### Applicant's Justification

The applicant is requesting additional time to commence the project and states they have been working diligently towards commencement. More specifically, the applicant states they have 1) surveyed the property; 2) removed concrete pad, curbs, old asphalt parking lots, trash, and weeds; 3) pulled a temporary power permit; and 4) have been working with staff from various departments and agencies on necessary technical studies, plans, and permits. Additionally, since the approval of the last extension of time, the applicant has executed a Performance Agreement and Development Agreement with the County.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
AG-21-900180	Performance Agreement for All Net Arena	Accepted by BCC	April 2021
ORD-21-900147	Development Agreement for All Net Arena	Adopted by BCC	April 2021
UC-20-0546	The Loop (monorail), including a future station at the subject site	Approved by BCC	October 2021
ET-20-400095 (UC-0568-14)	Second extension of time for a High Impact Project (All Net Arena), hotel, recreational facility, retail sales and service, restaurants, outdoor live entertainment, outside dining, and motion picture production/studio	Approved by BCC	October 2020
ET-20-400096 (UC-0519-17)	First extension of time for modifications to a High Impact Project (All Net Arena) and convention facilities/exposition halls	Approved by BCC	October 2020
AG-19-900355	Discussion to receive a report on the status of the project	Approved by BCC	June 2019
AG-19-900277	Discussion regarding the condition of the site	Approved by BCC	May 2019
UC-0568-14 (ET-0087-17)	First extension of time for a High Impact Project (All Net Arena), hotel, recreational facility, retail sales and service, restaurants, outdoor live entertainment, outside dining, and motion picture production/studio	Approved by BCC	September 2017
UC-0519-17	Modified a High Impact Project (All Net Arena) and proposed convention facilities/exposition halls	Approved by BCC	October 2017
UC-0568-14 (WC-0127-14)	Waived conditions of a use permit requiring a Development Agreement to mitigate impacts of the project on 27 acres in an H-1 zone	Approved by BCC	December 2014

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-0775-14	Recreational facility with accessory food, beverage, and retail sales, live entertainment and on-premises consumption of alcohol for the start and finish line of a 5k race	Approved by BCC	October 2014
UC-0568-14	High Impact Project (All Net Arena), a hotel, recreational facility for increased building height, on-premises consumption of alcohol, outdoor live entertainment, farmer's markets, arcade and motion picture production studio	Approved by BCC	August 2014
AG-0441-11	Clarification of conditions of UC-0690-07 relating to temporary construction storage	Withdrawn	May 2011
VC-776-89 (RC-0061-11)	Revocation of variances for a freight staging area originally approved through VC-776-89	Withdrawn at BCC	December 2011
UC-0247-10	High Impact Project (sports arena)	Withdrawn at the BCC	August 2010
RS-0012-10	Record of Survey for the property	Approved by ZA	March 2010
UC-0690-07	Temporary construction storage in conjunction with Fontainebleau Resort Hotel - expired	Approved by PC	July 2007
UC-0405-07	Temporary batch plant in conjunction with Fontainebleau Resort Hotel - expired	Approved by PC	June 2007
UC-1927-03	An expansion to a previously approved resort hotel (Palace of the Sea) - expired	Approved by PC	January 2004
UC-1699-02	Resort hotel (Voyager Resort) - expired	Approved by BCC	February 2003
VC-776-89	Variance to allow a temporary staging facility in the southeast corner of the Wet 'N Wild parking lot	Approved by BCC	January 1990

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Sahara Hotel
South	Entertainment Mixed-Use	H-1	Residential condominiums (Turnberry Place) & developing resort hotel (Fontainebleau)
East	Entertainment Mixed-Use	H-1	Residential condominiums (Turnberry Towers) & Westgate (formerly known as LVH) Resort Hotel
West	Entertainment Mixed-Use	H-1	Hotel timeshare (Hilton Grand Vacations) & Rocking Rio

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ET-22-400110 (UC-0568-14)	Third extension of time for a High Impact Project (All Net Arena), hotel, recreational facility, retail sales and service, restaurants, outdoor live entertainment, outside dining, and motion picture production/studio is a companion 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 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 or the surrounding area since the original approval. Staff also finds some progress has been made towards commencing the project such as cleaning up the property and submitting the necessary traffic study (approved subject to a cost participation), drainage study (approved), and off-site improvement plans (in process). Staff also finds that building plans for grading and building permits have yet to be submitted to the Building Department. To ensure continued progress of the project, which was originally approved 8 years ago, staff recommends the extension of time be granted for 1 additional year.

**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**

- Until September 6, 2023 to commence with any extension of time as a public hearing.
- Applicant is advised that the County may take action to pursuant to the Performance Agreement if the project has not commenced by the extended date; 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.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** ALL NET LAND DEVELOPMENT, LLC

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

DRAFT

HOTEL/RECREATIONAL FACILITY  
(TITLE 30)

LAS VEGAS BLVD S/SAHARA AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**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)

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**RELATED INFORMATION:**

**APN:**

162-09-602-001; 162-09-602-005

**USE PERMITS:**

1. Allow a High Impact Project.
2. Allow a recreational facility (a multi-function events arena) and incidental uses.
3.
  - a. Increase building height (hotel) to 512 feet where 100 feet is permitted (a 412 increase).
  - b. Increase building height (arena) to 160 feet where 100 feet is permitted (a 60% increase).
4. Allow retail sales and service.
5. Allow restaurants.
6. Allow on-premises consumption of alcohol.

7. Allow alcohol sales, beer & wine - packaged only.
8. Allow alcohol sales, liquor - packaged only.
9. Allow outdoor live entertainment.
10. Allow personal services (salon and spa).
11. Allow a club.
12. Allow a nightclub.
13. Allow food carts/booths.
14. Allow a grocery store.
15. Allow kiosks/information (outdoor).
16. Allow offices.
17. Allow a theater (Cineplex).
18. Allow outside dining, drinking, and cooking.
19. Allow farmer's markets.
20. Allow an arcade.
21. Allow motion picture production/studio.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the side setback from a residential use (Turnberry Place Condominiums) for a parking structure to zero feet where 10 feet is required (a 100% reduction).
2. Waive required landscaping adjacent to a less intensive use (Turnberry Place Condominiums) per Figure 30.64-11.
3. Permit a variety of outdoor commercial/retail uses not within a permanent enclosed building when required to be within a permanent enclosed building.
4. Allow non-standard improvements (fences/walls, planters, and landscaping) within the future right-of-way (Las Vegas Boulevard South) where not permitted.

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 27
- Project Type: Events arena, hotel, retail establishments including food and beverage, theater (Cineplex), and grocery store
- Number of Stories: 44 (hotel)/4 (arena)/4 (parking structures)
- Building Height: 160 feet (arena)/512 feet (hotel)/77 feet (theater/Cineplex)/up to 77 feet (retail that is proposed over multiple levels)/65 feet (north parking garage)/46 feet (south parking garage)
- Square Feet: 862,500 with up to 22,000 seats (event arena)/500 room hotel/300,000 (retail, food, beverage, and entertainment)
- Parking Required/Provided: 8,759/8,999

## History and Request

This request is for a third extension of time to commence UC-0568-14 for the All Net Arena project. The project as originally approved (UC-0568-14) consists of the following:

1. Hotel with 500 suites. The hotel tower will be 44 stories with an overall height of 512 feet. The hotel tower has been submitted to the FAA. The hotel will also contain accessory uses such as a restaurant with a private lounge, wedding chapel and reception area, a specialty clothing and jewelry boutique, along with a full-service spa;
2. Victory Plaza, a 300,000 square foot retail, food, beverage, and entertainment pedestrian streetscape, will funnel visitors from Las Vegas Boulevard South into the overall site. The plaza will include lush landscaping, food and retail establishments with outdoor seating, and staging and consists of retail uses within several levels within the overall development. The 300,000 square feet consists of uses within enclosed buildings. There will also be outdoor uses and activities, such as outside dining, within the pedestrian streetscape but no functional square footage areas were included with this request. Victory Plaza is designed to transform to different themes in accordance with events, activities, holidays, and celebrations;
3. A 16 screen Cineplex with movie theater;
4. Event arena (official name to be determined). The arena's interior will consist of 4 levels for a total of 862,500 square feet with a retractable roof. The overall height of the arena is 160 feet. The seating accommodations will include 22,000 for basketball, 21,600 for hockey, and 22,000 for concerts and conventions. Also included is a restaurant and night club. The facility will also include home and visiting locker rooms, a practice court, media facilities, training facilities, training offices, fitting rooms, official locker rooms and dining facility, event staging area, pre/post game area, coach and administrative offices, and laundry and dry-cleaning facility. The arena is designed to accommodate the National Basketball Association professional teams and events;
5. Two lower basement levels that contain support spaces, receiving docks, and parking (employees and valet). Level B-1 is the event floor level for the arena. The project also contains 2 parking structures which serve the property with access off Las Vegas Boulevard South and Paradise Road.

Modifications to the project including an additional tower and convention center, were approved by UC-0519-17, which an extension of time is also being requested for and is a companion item on this agenda. The contents within this section of the report describe the project as originally approved per UC-0568-14.

## Site Plans

The approved plans depict a multi-use facility that is anchored by an events arena, non-gaming hotel, and 300,000 square foot retail and restaurant plaza. The 300,000 square feet consists of uses within enclosed buildings. There will also be outdoor uses and activities, such as outside dining, within the pedestrian streetscape but no functional square footage areas were included with this request. The area along Las Vegas Boulevard South consists of landscaping and other improvements within the Las Vegas Boulevard South right-of-way with a 30 foot wide pedestrian realm immediately east of the right-of-way. Integrated into the pedestrian realm is an elevated pedestrian walkway that funnels pedestrians into the shopping plaza and eliminates

conflicts between pedestrian and vehicular movements entering the site. In the northwest corner of the site, directly adjacent to the pedestrian realm, is 1 of the 2 proposed parking structures. Centrally located within the site are the 300,000 square foot retail and restaurant plaza and hotel. In the northeast portion of the site is the events arena while the southeast portion of the site contains the second parking structure. The arena is set back 158 feet from Paradise Road. Along Paradise Road is a pedestrian realm that is up to 49 feet in width. The plans depict 1 primary ingress and egress point along Las Vegas Boulevard South with a secondary access point for the parking structure in the northwest portion of the site. There is 1 primary ingress and egress point along Paradise Road with 3 secondary access points to the parking garage in the southeast portion of the site. The primary entrance along Paradise Road lines up with an existing traffic signal on Karen Avenue and Paradise Road. The 3 secondary access points provide for bus/shuttle drop-off and pick-up queuing and service area ramp access.

#### Pedestrian Circulation Plan and Landscaping

The pedestrian circulation plan depicts clear, continuous, and unobstructed pedestrian use areas with pedestrian connections throughout the entire site. The connections include, but are not limited to, sidewalks, walkways, stairways, and an elevated pedestrian walkway. Clear and unobstructed connections are also depicted between the site and Las Vegas Boulevard South and Paradise Road. Along Las Vegas Boulevard South is a minimum 30 foot wide pedestrian realm with a minimum 20 foot sidewalk/walkway that is unobstructed. The remaining pedestrian realm consists of enhanced landscaping and amenity zone with corresponding pedestrian furnishings. The western edge of the pedestrian realm, portions of which are within the future right-of-way, include pedestrian containment barriers/fence to preclude pedestrians from accessing the public right-of-way from the pedestrian area and potentially conflict with vehicular movements. The functional area that is generally considered the pedestrian realm is actually wider than 30 feet since portions extend into the future right-of-way of Las Vegas Boulevard South. Cross sections on file provide further detail on the pedestrian areas and connections. In some areas along Las Vegas Boulevard South, there is an 11 foot wide planting area along and within the future right-of-way followed by a 20 foot wide public sidewalk which is then followed by a 16 foot wide planting strip. Detail on the elevated pedestrian walkway depicts a 20 foot wide public sidewalk with 17 foot wide private sidewalk for a total combined pedestrian walkway width of 37 feet.

Along Paradise Road, the pedestrian realm varies in width from 25 feet to up to 49 feet. The unobstructed sidewalk is predominantly 20 feet in width but does narrow to 15 feet at the narrowest point. Portions of the pedestrian area, including pedestrian walkways and connections, between the Paradise Road right-of-way and the arena reach up to a width of 115 feet.

The top of the south parking structure, which is at the south property line, is depicted as a green roof. The green roof consists of shrubs and groundcover that includes ornamental grasses. The green roof is only for a portion of the roof where the Cineplex theater is off-set or staggered from the south wall of the parking structure.

One of the waivers is to not provide required landscaping between the south parking structure and south property line, per Figure 30.64-11, adjacent to an existing 8 foot to 10 foot high wall enclosing the less intensive residential condominium use (Turnberry Place).

### Use Permits

This project is a High Impact Project that was considered through a special use permit in the H-1 zone. Additionally, 2 of the structures within this project exceed the permitted 100 foot height for buildings. Increased height, above 100 feet, was approved with a special use permit. The hotel is proposed at 512 feet while the arena is proposed at 160 feet in height. Since a shopping center is not a specific land use under Table 30.44-1, of the specific land uses within the area that will contain the 300,000 square foot retail and restaurant plaza. The 300,000 square feet consists of uses within enclosed buildings. There will also be outdoor uses and activities, such as outside dining, within the pedestrian streetscape but no functional square footage areas were included with this request.

The following outlines the uses anticipated for retail and restaurant plaza:

- Restaurants and bars (alcohol sales)
- Retail stores
- Grocery store
- Outdoor dining
- Arcade
- Outdoor live entertainment (positioned 500 feet from adjacent residential)
- Outdoor ice skating rink
- Night clubs
- Office
- Farmers market
- Movie production
- Food carts
- Kiosks

### Waivers of Development Standards

Waiver of development standards #1 was to eliminate the required setback to the parking structure on the southeast portion of the site, adjacent to a residential use. The required setback is 10 feet and the plans depict a zero foot setback.

Waiver of development standards #2 was to eliminate required landscaping along the southeast portion of the site adjacent to the residential use (Turnberry Place). The majority of the area is where the parking structure has a zero foot setback.

Waiver of development standards #3 was to conduct outdoor commercial/retail uses not within an enclosed building. Within the Victory Plaza area, there will be outdoor uses and activities, such as outside dining, within the pedestrian streetscape.

Waiver of development standards #4 was for a portion of the proposed landscaping and structures such as fences, benches, trash receptacles, and pedestrian barriers that are within a portion of the future right-of-way of Las Vegas Boulevard South.

### Elevations

The approved plans for the arena depict a 160 foot high structure with a modern design consisting of aluminum and glass wall systems with solar screens. Throughout the various elevations, the arena will contain LED panels and lighting effect systems throughout. LED panels consist of light emitting diodes that function off the principle of electroluminescence and will primarily function as signage. However, signage is not a part of this application and will be reviewed with a subsequent land use application. The roof, which is retractable, will also consist of a metal roof system.

The 512 foot high hotel has multiple surface planes with varying roof heights and consists primarily of aluminum and glass curtain wall system with solar panels.

The parking structure with theater (Cineplex) in the southeast portion of the site is an integrated structure with varying heights and materials. The parking structure, which is closest to Paradise Road and the south property line, is a maximum of 46 feet in height and will be enhanced with a decorative architectural perforated metal screen system. A picture representation of an existing building with the proposed metal screen system is depicted on the plans on file. The theater (Cineplex) portion of the overall building, which is off-set or staggered from the southern edge of the parking structure, is depicted at a maximum height of 77 feet. The plans depict metal panel systems with LED feature lighting, as well as aluminum and glass curtain wall systems with a stone panel element.

The parking structure on the northwest portion of the site, closest to Las Vegas Boulevard South, will consist of the same materials as the southern parking structure. However, the height for the northern parking structure will be 65 feet.

The retail and restaurant buildings are proposed over multiple levels that range up to 77 feet in height. The buildings consist of the following materials: 1) stone panels; 2) mullion less glass walls; 3) metal panels; and 4) solar shade systems with LED lighting.

All buildings, with the exception of the southern parking structure, comply with all applicable setbacks for the base zoning district, special setbacks along Las Vegas Boulevard South, and any applicable setbacks from arterial streets.

### Signage

Signage is not a part of this request and will be addressed in a subsequent land use application.

### Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400095 (UC-0568-14):

#### Current Planning

- 6 months to execute Performance Agreement with bond and Development Agreement or application will expire;
- Until September 6, 2022 to commence with any extension of time as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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-0568-14 (ET-400087-17):

Current Planning

- Until September 6,2020 to commence, to run concurrent with UC-0519-17;
- Until September 6,2020 to review as a public hearing, to run concurrent with UC-0519-17;
- Submit a security performance bond acceptable to the County in an amount sufficient to provide a screen wall and/or restore the site including removal of construction materials, site stabilization and revegetation as necessary should construction of the project be discontinued or abandoned;
- As part of the Development Agreement or as a separate agreement, applicant to submit a Decommissioning Plan acceptable to the County which specifies the actions to be taken by the Developer in the event construction of the project is stopped or abandoned with said plan to be submitted and approved prior to building permits for the stadium;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that an adopted Development Agreement is required prior to permits other than the permits allowed per original conditions; and 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

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0568-14:

Current Planning

- 3 years to commence and review;
- Per revised plans presented at the 08/06/14 Board of County Commissioners' meeting;
- Landscape buffer between the southern parking garage and south property line per revised plans presented at the 08/06/14 Board of County Commissioners' meeting;
- Landscaping and pedestrian realms per plans on file;
- Lighting for signs to be addressed with a subsequent land use application including nits;
- Design review for lighting to address nits and shielding;

- Design review as a public hearing on final plans for the outdoor live entertainment area and to address uses, with associated details such as, but not limited to, address location of stages, any amplified sound, plaza cover, lighting, and involve neighbors such as but not limited to Turnberry Place and Towers, Skye, Allure, and Las Vegas Country Club for design and issues;
- Hours of operation for outdoor uses and live entertainment shall be up to 10:00 p.m. on weekdays and up to 12:00 a.m. on weekends;
- Provide notification to neighbors for all events;
- A Development Agreement 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;
- As part of the Development Agreement, applicant to submit a Decommissioning Plan acceptable to the County which specifies the actions to be taken by the Developer in the event construction of the project is stopped or abandoned for 90 days or longer;
- Construct pedestrian bridge(s) (pedestrian grade separation) across Las Vegas Boulevard South and Paradise Road (east/west bridge easements) and identify easement areas on the plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised to coordinate with other entities and or agencies; 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; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance as a public hearing;
- Traffic study to include pedestrian analysis and flows and address turns on Paradise Road;
- Traffic study to also address: a) determine the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes, b) turnover analysis for the porte-cochere, c) identification and implementation of Traffic Demand Management (TDM) measures with a follow-up study and presentation to the Board of County Commissioners (BCC) within 1 year of opening to the public;
- Traffic study to also include impact mitigation plan to also be reviewed by the Freeway and Arterial System of Transportation (FAST);
- Right-of-way dedication to Clark County to accommodate any physical improvements identified in the traffic study needed to accommodate vehicular and pedestrian volumes generated by the project;
- Full off-site improvements;
- Reconstruct any unused driveways with full off-sites;

- Developer to contribute financially to the possible future pedestrian grade separated bridge at Las Vegas Boulevard South and Sahara Avenue, percent of participation to be addressed in the traffic study and development agreement;
- Traffic study to analyze tile need for east/west pedestrian bridge(s) (pedestrian grade separation) across Las Vegas Boulevard South and Paradise Road and identify easement areas on the plans;
- Dedicate and construct bus turnouts and shelter areas as required by the Regional Transportation Commission;
- No buildings within the future right-of-way;
- No advertising within the right-of-way;
- Record a public pedestrian access easement;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes;
- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Owner acknowledges that the proposed non-standard improvements are within a portion of the area planned for a "200 foot planned right-of-way" per Title 30 and the Clark County Transportation Element adopted on May 16, 2006;
- Future applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner or its successors to grant easements or dedicate its proportionate share of all or portion(s) of the planned right-of-way on Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;
- Owners or its successors shall remove any non-standard improvements related to this application or any future application(s) within the planned right-of-way at its own expense, in the event dedication of the planned right-of-way is required.

#### Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code.
- 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; 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 that the FAA's

airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

**Building/Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; permits and fire protection may be required for this facility; and to please contact Fire Prevention for further information at (702) 455-7316.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that there is an existing public 21 inch sanitary sewer line within an existing public sanitary sewer easement on the property, there is currently insufficient capacity in the 21 inch public sanitary sewers adjacent to the applicant's site; the drawings provided by the applicant proposed structures and intense landscaping over or in the near vicinity of the sewer line and within the easement; the public sewer easement does not allow encumbrances within its boundaries; CCWRD must have 24 hour access to maintain public sewer lines; the applicant is required to meet with CCWRD to resolve sanitary sewer easement and access issues and capacity issues; construction of an off-site sewer may be required as part of the applicant's project to reach a point of adequate capacity in the CCWRD collection system; and that at the time of construction of new improvements, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to verify sewer point of connection and check for any changed conditions.

Applicant's Justification

The applicant is requesting additional time to commence the project and states they have been working diligently towards commencement. More specifically, the applicant states they have 1) surveyed the property; 2) removed concrete pad, curbs, old asphalt parking lots, trash, and weeds; 3) pulled a temporary power permit; and 4) have been working with staff from various departments and agencies on necessary technical studies, plans, and permits. Additionally, since the approval of the last extension of time, the applicant has executed a Performance Agreement and Development Agreement with the County.

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AG-19-900277	Discussion regarding the condition of the site	Approved by BCC	May 2019
UC-0568-14 (ET-0087-17)	First extension of time for a High Impact Project (All Net Arena), hotel, recreational facility, retail sales and service, restaurants, outdoor live entertainment, outside dining, and motion picture production/studio	Approved by BCC	September 2017
UC-0519-17	Modified a High Impact Project (All Net Arena) and proposed convention facilities/exposition halls	Approved by BCC	October 2017
UC-0568-14 (WC-0127-14)	Waived conditions of a use permit requiring a Development Agreement to mitigate impacts of the project on 27 acres in an H-1 zone	Approved by BCC	December 2014
UC-0775-14	Recreational facility with accessory food, beverage, and retail sales; live entertainment and on-premises consumption of alcohol for the start and finish line of a 5k race	Approved by BCC	October 2014
UC-0568-14	High Impact Project (All Net Arena), a hotel, recreational facility for increased building height, on-premises consumption of alcohol, outdoor live entertainment, farmer's markets, arcade and motion picture production studio	Approved by BCC	August 2014
AG-0441-11	Clarification of conditions of UC-0690-07 relating to temporary construction storage	Withdrawn	May 2011
VC-776-89 (RC-0061-11)	Revocation of variances for a freight staging area originally approved through VC-776-89	Withdrawn at BCC	December 2011
UC-0247-10	High Impact Project (sports arena)	Withdrawn at the BCC	August 2010
RS-0012-10	Record of Survey for the property	Approved by ZA	March 2010
UC-0690-07	Temporary construction storage in conjunction with Fontainebleau Resort Hotel - expired	Approved by PC	July 2007
UC-0405-07	Temporary batch plant in conjunction with Fontainebleau Resort Hotel - expired	Approved by PC	June 2007
UC-1927-03	An expansion to a previously approved resort hotel (Palace of the Sea) - expired	Approved by PC	January 2004
UC-1699-02	A resort hotel (Voyager Resort) - expired	Approved by BCC	February 2003

### Prior Land Use Requests

Application Number	Request	Action	Date
VC-776-89	Variance to allow a temporary staging facility in the southeast corner of the Wet 'N Wild parking lot	Approved by BCC	January 1990

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Sahara Hotel
South	Entertainment Mixed-Use	H-1	Residential condominiums (Turnberry Place) & developing resort hotel (Fontainebleau)
East	Entertainment Mixed-Use	H-1	Residential condominiums (Turnberry Towers) & Westgate (formerly known as LVH) Resort Hotel
West	Entertainment Mixed-Use	H-1	Hotel timeshare (Hilton Grand Vacations) & Rocking Rio

### Related Applications

Application Number	Request
ET-22-400109 (UC-0519-17)	A second extension of time for modifications to a High Impact Project (All Net Arena) and convention facilities/exposition halls is a companion 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 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.

Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site or the surrounding area since the original approval. Staff also finds some progress has been made towards commencing the project such as cleaning up the property and submitting the necessary traffic study (approved subject to a cost participation), drainage study (approved), and off-site improvement plans (in process). Staff also finds that building plans for grading and building permits have yet to be submitted to the Building Department. To ensure continued progress of

the project, which was originally approved 8 years ago, staff recommends the extension of time be granted for 1 additional year.

**Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

**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**

- Until September 6, 2023 to commence with any extension of time as a public hearing.
- Applicant is advised that the County may take action to pursuant to the Performance Agreement if the project has not commenced by the extended date; 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.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** ALL NET LAND DEVELOPMENT, LLC

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

CHARTER SCHOOL  
(TITLE 30)

SAHARA AVE/BRUCE ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**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)

---

**RELATED INFORMATION:**

**APN:**

162-11-502-003 ptn

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce throat depth for the driveway along Bruce Street to a minimum of 8 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 68% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2025 E. Sahara Avenue
- Site Acreage: 3.3 (portion)
- Project Type: Charter school
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 32,706
- Parking Required/Provided: 35/91

**Site Plans**

The plans depict a proposed charter school and associated outdoor uses that will be located at the southeast corner of Sahara Avenue and Bruce Street. This is an existing building, and the school

will replace a former restaurant supply store that has been on the property since 2012. The school will be utilizing 3.3 acres of the 8.2 acre parcel. The remaining south two-thirds of the site has outside storage of the kitchen supply equipment and will be removed over time. The main entrance will be on Sahara Avenue, and the auxiliary driveway is on Bruce Street, which will be primarily used as exit only during student pick-up and drop-off. The applicant is providing a new driveway on Karen Avenue at the far south end of the property to provide for better circulation. This driveway will serve as the staging lane for student drop-off and pick-up. The adjacent business will not have to access this drive aisle. Traffic will exit the site either on Bruce Street to the west or Sahara Avenue to the north. Parking is shown on the north and west sides of the building. An outdoor play area is located to the south of the building with a fence separating the area from the outside storage to the south and the drive aisle to the east. The only other change to the site will be updating existing pan driveways on Sahara Avenue and Bruce Street. There will be no other site improvements to the parking lot, landscape planters, or building facade.

This is a project of regional significance as defined by Title 30 as the development proposal is located within 500 feet of a local government's jurisdiction (City of Las Vegas).

#### Landscaping

Existing street landscaping consists of a 6 foot wide to 10 foot wide landscape area behind an existing attached sidewalk along Sahara Avenue and Bruce Street. The site was developed over 20 years ago, so minimal landscaping is shown around the building footprint and parking lot.

#### Elevations

The existing building is 24 feet to the top of the parapet wall. The exterior of the building consists of stucco, fluted brick accents, 4 roll-up doors, and an aluminum storefront window system, and the building will be painted a neutral, earth tone color.

#### Floor Plans

The plans depict a 32,706 square foot school building which consists of multiple classrooms, administrative offices, lobby, multi-purpose room, conference restroom, corridors, and all other ancillary uses associated with a school site.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates this request is for a charter school (kindergarten through fifth grade) with a capacity of 550 students. Odyssey Partners is under contract to purchase the property with the intention of expanding farther south on the property and removing all the equipment currently being stored outside over the course of the next 2 years. The school will operate from approximately 7:45 a.m. to 3:30 p.m. on weekdays, and occasionally after school or nighttime activities may occur. Early pick-up and late drop-off times will be approximately 1.5 hours before school starts and 2.5 hours after school ends.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-1157-11	Building addition in conjunction with a proposed restaurant supply store	Approved by ZA	December 2011
WS-1424-05	Allowed service bay doors facing a street and waive parking lot landscaping	Approved by PC	August 2005
ZC-2170-98	Reclassified to C-2 zoning for an automobile dealership with a variance for outside storage	Approved by BCC	February 1999

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1	Shopping center
South	Mid-Intensity Suburban Residential (up to 8 du/ac)	R-1	Single family residential
East	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	C-1 & R-4	Shopping center & multiple family residential
West	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	C-1, C-2, & R-4	Shopping center & multiple family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permit & Design Review

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

Staff's primary concerns with school facilities is to ensure compatibility with existing and planned surrounding land uses, and that there is adequate queuing and circulation of vehicles on-site that will not impede traffic on adjacent public streets. While the applicant is providing a new driveway on Karen Avenue at the far south end of the property to provide for better circulation and serve as the staging lane for student drop-off and pick-up, staff is concerned about the condition of the property. Even though the site was developed over 20 years ago and these are pre-existing condition, staff finds that a change in use should prompt updating the existing conditions such as street landscaping and the building façade which have been neglected over the years. Most of the landscaping along the streets has not been maintained and should be re-vegetated. Also, the façade of the building is older and should be refreshed for the new tenant. Therefore, with added conditions, staff can support this request and finds the proposed use can be appropriate for the area and will help serve the student needs of this community.

As stated above, staff supports the use on the property; however, the goal of the County is to also have the remaining portions of the site cleaned up and hopefully redeveloped over time. Eagle Charter School has the same goal of making this property aesthetically pleasing by removing all of the equipment currently being stored outside over the course of the next 2 years. As part of their agreement to purchase the property, they agreed to lease back the southern 4.15+/- acres to the seller to give them time to remove the restaurant equipment. This leaseback is not long term. Should the lease extend to a second year they will reduce the area leased back to the restaurant equipment business down to approximately 2.35 acres. By year 3 the outside storage will be gone from the site completely. The goal of the school is to expand farther south on the property.

#### Waiver of Development Standards

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

#### **Public Works - Development Review**

##### Waiver of Development Standards

Staff has no objection to the reduced throat depth for the Bruce Street driveway. The site's main driveway for queuing vehicles for drop-off and pick-up will be from Karen Avenue, which will allow for over 138 vehicles to queue on-site. With the Karen Avenue driveway being ingress only, the Bruce Street driveway will mainly be used for staff, mitigating the conflict caused by the reduced throat depth.

#### **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**

- 2 years to review to monitor the progress of the removal of outside storage and upgrades to street landscaping and the building façade;
- For security purposes, eliminate any fence opening to the outside storage yard south of the children's outdoor play area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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; 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;
- If a crosswalk and/or flashers are required now or in the future, the applicant or owner shall design and construct the improvements to the satisfaction of the County and at the sole expense of the applicant or owner, with said measures to be completed in a timely manner as determined by Public Works;
- Reconstruct any unused driveways with full off-site improvements.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: MICHAEL GLAUSER**

**CONTACT: JASON VOSSMER, 7115 BERMUDA RD, LAS VEGAS, NV 89119**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-0519-17 _____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>ET-22-400109</u>      DATE FILED: _____</p> <p>PLANNER ASSIGNED: <u>SP</u></p> <p>TAB/CAC: <u>Winchester</u>      TAB/CAC DATE: <u>10/25</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>11/16 BCC</u></p> <p>FEE: <u>✓</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>All Net Land Development, LLC</u></p> <p>ADDRESS: <u>3221 S. Torrey Pines</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89146</u></p> <p>TELEPHONE: _____      CELL: _____</p> <p>E-MAIL: _____</p>
	<b>APPLICANT</b>	<p>NAME: <u>All Net Land Development, LLC</u></p> <p>ADDRESS: <u>3221 S. Torrey Pines</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89146</u></p> <p>TELEPHONE: _____      CELL: _____</p> <p>E-MAIL: _____      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Chris Kaempfer - Kaempfer Crowell</u></p> <p>ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-792-7000</u>      CELL: _____</p> <p>E-MAIL: <u>clk@kcnvlaw.com</u>      REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 162-09-602-001 and 005

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd/Sahara Avenue

PROJECT DESCRIPTION: Extension of time for UC-0519-17

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

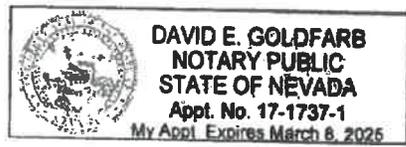
David G. Lowden  
Property Owner (Signature)\*

David G. Lowden, President of Sahara Las Vegas Corp., Sole Member  
Property Owner (Print)

STATE OF \_\_\_\_\_  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 8-25-22 (DATE)

By David G. Lowden  
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.

LAS VEGAS OFFICE

**CHRISTOPHER L. KAEMPFER**  
[ckaempfer@kcnvlaw.com](mailto:ckaempfer@kcnvlaw.com)  
702.792.7054

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

August 29, 2022

*Via Electronic Upload*

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

**Re: All Net land Development, LLC, owner  
Extensions of time pertaining to UC-0519-17 and UC-0568-14  
(APNs 162-09-602-001 and 005; Las Vegas Boulevard and Sahara Ave.)**

To Whom It May Concern:

This office represents All Net Land Development, LLC with regard to the requested extensions of time for the above referenced applications.

First, while we understand and respect the fact that the financing of a project is not a “planning or land use consideration”; in this particular case, due to the length of time between the first approval of the Project’s applications and today, we feel it is important to at least note for the record that financing for the Project has been obtained. Attached hereto as exhibit “A” is a letter from Torben Welch, Esq. on behalf of the “Lenders” on the Project. As Mr. Welch notes in the penultimate paragraph of his letter, “Accordingly, this communication is Lenders’ confirmation that funds are available to complete the entirety of the Project in a timely manner in accordance with the issued permits and approvals.” No more needs to be said about that.

Secondly, with regard to Project commencement, much has been done, is being done and will be done to move this Project forward. By way of example, but not by limitation, and as represented to us by the client, the following has been done as of this date with more work underway shortly. The Commercial Demolition Permit has been obtained (Please see exhibit “B”) and demolition work will begin on the Project property, pursuant to that permit. Please also see copy of the Demolition Contract, attached hereto as exhibit “C”. The Commercial Electric Permit has been obtained (Please see exhibit “D”) and installation of (1) 15kV SES and (3) 15kV/480 Power Skids is underway on the Project property, pursuant to that permit. In addition to the above, (i) full FAA approvals have been secured; (ii) the drainage study was completed and accepted by Public Works; (iii) the traffic study was updated, submitted to Clark County and approved by Public Works; (iv) the billboard signs on Paradise Road have been removed; (v) the Storm Water Pollution Prevention Permit was secured and has been paid annually; (vi) the site survey has been completed and properly recorded; (vii) a Fire Protection Plan has been submitted

to the Fire Department for its review; (vii) numerous meetings with the Fire Department, the Building department, Public Works and Water Reclamation have taken place and such meetings remain ongoing; (viii) Kimley Horn is working continually and directly with Antonio Papazian at Clark County Pubic Works to finalize the Right of Way dedication on Las Vegas Boulevard. This should be accomplished very shortly; and (ix) submittal plans for offsites are being finalized by Kimley Horn and will be submitted to Clark County by August 30, 2022. **We will update you periodically as additional on site work is commenced.**

Further, in addition to the above, a formal Development Agreement has been executed and recorded for the Project. A Decommissioning Plan has also been executed and the required bond has been posted.

Finally, there is no question that this Project is real. There is no question that substantial work has been done, is being done, and will continue to be done on this Project, and there is no question with the funding now secured, that this Project will be built as designed; and as approved by Clark County.

Thank you for your consideration of these important requests. We are almost there. No further extensions of time will be needed or filed.

Sincerely,  
**KAEMPFER CROWELL**



Christopher L. Kaempfer

CLK/lak



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input checked="" type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">UC-0568-14</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>ET-22-400110</u>      DATE FILED: _____</p> <p>PLANNER ASSIGNED: <u>SR</u></p> <p>TAB/CAC: <u>Winchester</u>      TAB/CAC DATE: <u>10/25</u></p> <p>PC MEETING DATE: <u>✓</u></p> <p>BCC MEETING DATE: <u>11/10</u></p> <p>FEE: _____</p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>All Net Land Development, LLC</u></p> <p>ADDRESS: <u>3221 S. Torrey Pines</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89146</u></p> <p>TELEPHONE: _____      CELL: _____</p> <p>E-MAIL: _____</p>
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	<b>CORRESPONDENT</b>	<p>NAME: <u>Chris Kaempfer - Kaempfer Crowell</u></p> <p>ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-792-7000</u>      CELL: _____</p> <p>E-MAIL: <u>clk@kcnvlaw.com</u>      REF CONTACT ID #: _____</p>

**ASSESSOR'S PARCEL NUMBER(S):** 162-09-602-001 and 005

**PROPERTY ADDRESS and/or CROSS STREETS:** Las Vegas Blvd/Sahara Avenue

**PROJECT DESCRIPTION:** Extension of time for UC-0568-14

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

David G. Lowden      David G. Lowden, President of Sahara Las Vegas Corp., Sole Member

**Property Owner (Signature)**      **Property Owner (Print)**

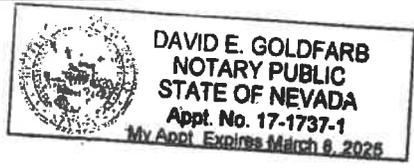
STATE OF NV

COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-25-22 (DATE)

By David G. Lowden

NOTARY PUBLIC: David G. Lowden



**\*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.

LAS VEGAS OFFICE

**CHRISTOPHER L. KAEMPFER**

[ckaempfer@kcnvlaw.com](mailto:ckaempfer@kcnvlaw.com)

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Carson City, NV 89703  
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Fax: 775.882.0257

August 29, 2022

*Via Electronic Upload*

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

**Re: All Net land Development, LLC, owner  
Extensions of time pertaining to UC-0519-17 and UC-0568-14  
(APNs 162-09-602-001 and 005; Las Vegas Boulevard and Sahara Ave.)**

To Whom It May Concern:

This office represents All Net Land Development, LLC with regard to the requested extensions of time for the above referenced applications.

First, while we understand and respect the fact that the financing of a project is not a "planning or land use consideration"; in this particular case, due to the length of time between the first approval of the Project's applications and today, we feel it is important to at least note for the record that financing for the Project has been obtained. Attached hereto as exhibit "A" is a letter from Torben Welch, Esq. on behalf of the "Lenders" on the Project. As Mr. Welch notes in the penultimate paragraph of his letter, "Accordingly, this communication is Lenders' confirmation that funds are available to complete the entirety of the Project in a timely manner in accordance with the issued permits and approvals." No more needs to be said about that.

Secondly, with regard to Project commencement, much has been done, is being done and will be done to move this Project forward. By way of example, but not by limitation, and as represented to us by the client, the following has been done as of this date with more work underway shortly. The Commercial Demolition Permit has been obtained (Please see exhibit "B") and demolition work will begin on the Project property, pursuant to that permit. Please also see copy of the Demolition Contract, attached hereto as exhibit "C". The Commercial Electric Permit has been obtained (Please see exhibit "D") and installation of (1) 15kV SES and (3) 15kV/480 Power Skids is underway on the Project property, pursuant to that permit. In addition to the above, (i) full FAA approvals have been secured; (ii) the drainage study was completed and accepted by Public Works; (iii) the traffic study was updated, submitted to Clark County and approved by Public Works; (iv) the billboard signs on Paradise Road have been removed; (v) the Storm Water Pollution Prevention Permit was secured and has been paid annually; (vi) the site survey has been completed and properly recorded; (vii) a Fire Protection Plan has been submitted





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Justification Letter

July 7, 2022  
**Revised September 21, 2022**

Clark County Comprehensive Planning  
500 S. Grand Central Pkwy  
Las Vegas, NV 89106

**Re: Special Use Permit, Design Review and Waiver of Development Standards for  
Eagle Charter School located at 2025 E. Sahara Ave., 89104  
APN: 162-11-502-003 – Winchester Township**

To whom it may concern:

We hereby request approval of our application for a Special Use Permit – to allow a Charter School in a C-2 (Commercial) zone. Design Review for a new Commercial Driveway on Karen Ave. Updating the existing driveways on Sahara Ave and Bruce St to meet existing driveway standards. And a Waiver of Development Standards for throat depth. The Master Plan for this area is calling for a CM zone or Commercial Mixed Use, of which a school is an allowed use as well. The school would be utilizing 3.34 acres of the 8.2-acre parcel.

Special Use Permit:

The current zoning classification of C-2 allows for schools if they obtain a Special Use Permit and meet the criteria outlined herein. The project is located on the SE corner of Sahara and Bruce (fronting Sahara) and the current structure on site is +/- 30,970 sq./ft. The exterior of the building will receive a fresh coat of paint. There will be no site improvements to the parking lot, landscape planters or building and they intend on utilizing the existing sign on Sahara Ave. The main entrance will be Sahara, and auxiliary driveway on Bruce Street, which will be primarily used as exiting only during pick up and drop off. We are requesting a new driveway on Karen Ave., the far south end of the project to provide for better circulation. This driveway will serve as the staging lane for student drop off and pick-up. The adjacent business will not have to access this drive aisle.



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Design Review:

This facility will be for kindergarten through 5th grade and the Charter is anticipating up to 550 students at this location. We are requesting a new commercial driveway at the south end of the project to provide better circulation for pick up and drop off. We currently have capacity for over 138 vehicles in the queue for pick up. This meets the desired ratio of queuing capacity equal to 25% of the student count which takes into consideration for carpools and siblings attending the school together.

This project will be more than adequately parked with 91 stalls where 35 are required.

Waiver of Development Standards:

1. We hereby request a Waiver of standards from *Uniform Standard Drawing 222.1* for the throat depth at the driveway on Bruce Street. From the required 25' to 8'-4-7/8" – This will primarily be used for exiting only during pick up and drop off times.

Eagle Charter School will provide a significant number of children in this neighborhood, with a wonderful opportunity to further their education. We feel this use is very compatible with the existing Neighborhood and hereby request approval for the Special Use Permit and the associated Design Review for the commercial driveway on Karen Avenue.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Jason D Vossmer".

Jason D Vossmer  
L M construction Co., LLC