

Winchester Town Advisory Board

Winchester Community Center 3130 McLeod Dr Las Vegas, NV 89121

June 8, 2021 6:00pm

AGENDA

Note:

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

Board/Council Members:

Robert Mikes, Chairperson

Ken Dayton, Vice Chairperson

John Delibos Judith Siegel Patrick Becker

Secretary:

Victoria Bonner, (702)335-9205, victoriabelleb@gmail.com

County Liaison(s):

Beatriz Martinez, (702)455-0560, beatriz.martinez@clarkcountynv.gov

- 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 May 25, 2021. (For possible action)
- IV. Approval of the Agenda for June 8, 2021 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

VI. Planning and Zoning

1. WS-21-0244-CASA VEGAS APARTMENT HOMES:

waivers of development standards for the following: 1) allow a decorative fence; 2) reduced parking; and 3) modify driveway geometric design standards in conjunction with an existing condominium development on 15.3 acres in an R-4 (Multiple Family Residential - High Density) (AE-60) Zone. Generally located on the south side of Vegas Valley Drive and the east side of Casa Vegas Street within Winchester. TS/jor/jd (For possible action) 07/06/21 PC

2. AR-21-400085 (WS-0528-12)-GVI SHLV OWNER, LLC:

<u>WAIVER OF DEVELOPMENT STANDARDS THIRD APPLICATION FOR REVIEW</u> for an increase in the area of temporary wall signs.

<u>DESIGN REVIEW</u> for wall signs in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 260 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action)

07/07/21 BCC

3. AR-21-400086 (WS-0104-17)-GVI SHLV OWNER, LLC:

<u>WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW</u> for increased wall sign area.

DESIGN REVIEW for a wall sign in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action).

07/07/21 BCC

4. AR-21-400087 (WS-0724-17)-GVI SHLV OWNER, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for an increase in the area of temporary wall signs.

DESIGN REVIEW for wall signs in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action)

07/07/21 BCC

5. <u>ET-21-400074 (DR-19-0428)-JDR OWNER, LLC:</u>

<u>DESIGN REVIEW FIRST EXTENSION OF TIME</u> for changes and modifications to an approved resort hotel (The Drew Las Vegas formally Fontainebleau) on 22.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action) 07/07/21 BCC

6. ET-21-400075 (DR-0289-09)-JDR OWNER, LLC:

<u>DESIGN REVIEW THIRD EXTENSION OF TIME</u> to commence the redesign of a loading dock structure and cover for a resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone.

WAIVER OF CONDITIONS of a use permit (UC-0698-07) requiring that the loading dock driveway on the exterior of the convention/parking facility shall be covered save and except for the ingress and egress portions of this driveway, if the covering of this driveway is approved by Clark County, and subject to then meeting applicable LEED (Leadership in Energy and Environmental Design) standards, this covering shall be covered with artificial turf as determined by the applicant. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action) 07/07/21 BCC

7. ET-21-400077 (UC-0489-08)-JDR OWNER, LLC:

6) all other deviations per plans on file.

<u>DEVIATIONS</u> for the following: 1) permit a roof sign; 2) reduce the height/setback ratio adjacent to an arterial street (Las Vegas Boulevard South); 3) reduce the separation between free-standing signs and monument signs; 4) increase wall sign projection; 5) increase temporary sign area; and

<u>WAIVER OF DEVELOPMENT STANDARDS</u> reduce the street setback along Las Vegas Boulevard South and Elvis Presley Boulevard for a temporary sign.

<u>DESIGN REVIEWS</u> for a sign package including the following: 1) increase animated sign area; 2) increase projecting sign area and height; 3) increase the average letter height for wall signs; and 4) temporary sign for a resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action) 07/07/21 BCC

8. ET-21-400078 (UC-0923-06)-JDR OWNER, LLC:

<u>USE PERMITS THIRD EXTENSION OF TIME</u> to commence the following: 1) a resort hotel/casino consisting of 2,929 hotel rooms; 2) 959 resort condominium units; 3) public areas including all casino areas, showrooms, live entertainment areas, shopping center areas, indoor and outdoor dining areas, entertainment areas, offices, meeting and convention areas, back-of-house areas, and parking structures; 4) increase the height of the high-rise tower; 5) kitchens within the rooms; 6) associated accessory and incidental commercial uses, buildings, and structures; 7) a construction office and office within the parking structure; and 8) deviations from development standards.

<u>DEVIATIONS</u> for the following: 1) reduce the on-site parking requirements; 2) reduce the number of loading spaces; 3) permit tandem parking spaces; 4) encroachment into airspace; and 5) all other deviations as shown per plans on file.

<u>DESIGN REVIEWS</u> for the following: 1) a resort hotel/casino and resort condominium high-rise tower; 2) water features; and 3) all other accessory and incidental buildings and structures on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

07/07/21 BCC

9. ET-21-400079 (UC-0233-07)-JDR OWNER, LLC:

<u>USE PERMIT THIRD EXTENSION OF TIME</u> to commence the increase of the number of resort condominiums (with kitchens) in conjunction with an approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast

corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action) 07/07/21 BCC

10. ET-21-400080 (DR-0213-08)-JDR OWNER, LLC:

<u>DESIGN REVIEW THIRD EXTENSION OF TIME</u> to commence the exterior elevation of the east wall of the convention/parking facility of a previously approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

07/07/21 BCC

11. ET-21-400082 (UC-0698-07)-JDR OWNER, LLC:

<u>USE PERMITS THIRD EXTENSION OF TIME</u> to commence the following: 1) increased building height; and 2) deviations from development standards.

<u>**DEVIATIONS**</u> for the following: 1) reduce the on-site parking requirements; and 2) all other deviations as shown per plans on file.

<u>DESIGN REVIEW</u> for modifications to a previously approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

07/07/21 BCC

12. ET-21-400083 (UC-1515-06)-JDR OWNER, LLC:

USE PERMIT THIRD EXTENSION OF TIME to commence deviations to development standards.

<u>DEVIATIONS</u> for the following: 1) permit alternative landscaping; and 2) permit all other deviations shown per plans on file in conjunction with an approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

07/07/21 BCC

13. ET-21-400084 (UC-1242-06)-JDR OWNER, LLC:

<u>USE PERMIT THIRD EXTENSION OF TIME</u> to commence office buildings (modular buildings).

<u>WAIVERS OF DEVELOPMENT STANDARDS</u> for the following: 1) landscaping requirements; and 2) eliminate the required trash enclosure.

<u>DESIGN REVIEW</u> for 4 office buildings on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action) 07/07/21 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: June 29, 2021.

X. Adjournment.

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

Winchester Community Center: 3130 S McLeod Dr., Las Vegas, NV 89121 Fast and Fresh Dry Cleaners: 2548 Desert Inn Rd., Las Vegas, NV 89121 United States Postal Service: 2478 E. Desert Inn Rd., Las Vegas, NV 89121 United States Postal Service: 2478 E. Desert Inn Rd., Las Vegas, NV 89121

https://notice.nv.gov



Winchester Town Advisory Board

May 25, 2021

MINUTES

Board Members: Robert O. Mikes, Jr. - Chair - Excused

Kenneth Dayton - Vice Chair- Present

John Delibos - Present Judith Siegel - Present Patrick Becker - Present

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

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

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary, Lorna Phegly; Planning. The meeting was called to order at 6:00p.m.
- II. Public Comment None
- III. Approval of May 11, 2021 Minutes

Moved by: Delibos Approve as submitted Vote: 3-0 Unanimous

IV. Approval of Agenda for May 25, 2021

Moved by: Delibos Approve as submitted Vote: 3-0 Unanimous

- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)

B.M. invited the community to Transform Clark County. This will be held on June 8,2021 from 1 p.m. to 6 p.m. You can R.S.V.P at transformclarkcounty.org

VI. Planning & Zoning:

1. UC-21-0157-PEBWORTH, LAURIE:

USE PERMIT to allow vehicle repair.

WAIVER OF DEVELOPMENT STANDARDS for reduced separation from vehicle repair to a residential use in conjunction with a vehicle sales facility on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Boulder Highway, 1,200 feet north of Desert Inn Road within Winchester. TS/bb/jo (For possible action)

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

2. WS-21-0207-MORAN ISRAEL SAAVEDRA & LOPEZ-MENDOZA MARIA OFELIA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; and 2) reduced separation in conjunction with a single family home on 0.2 acres in an R-1 (Single family residential) Zone. Generally located on the east side of Gaucho Drive and the south side of Caballero

Moved By- Delibos Deny

Vote: 4-0 Unanimous

- VII. General Business
- VII. Public Comment
- VIII. Next Meeting Date

The next regular meeting will be June 8 2021

Way within Winchester. TS/jvm/jo (For possible action)

IX. Adjournment

The meeting was adjourned at 6:25 p.m.

ATTACHMENT A WINCHESTER TOWN ADVISORY BOARD ZONING AGENDA TUESDAY, 6:00 P.M., JUNE 8, 2021

07/06/21 PC

1. WS-21-0244-CASA VEGAS APARTMENT HOMES:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a decorative fence; 2) reduced parking; and 3) modify driveway geometric design standards in conjunction with an existing condominium development on 15.3 acres in an R-4 (Multiple Family Residential - High Density) (AE-60) Zone. Generally located on the south side of Vegas Valley Drive and the east side of Casa Vegas Street within Winchester. TS/jor/jd (For possible action)

07/07/21 BCC

2. AR-21-400085 (WS-0528-12)-GVI SHLV OWNER, LLC:

WAIVER OF DEVELOPMENT STANDARDS THIRD APPLICATION FOR REVIEW for an increase in the area of temporary wall signs.

DESIGN REVIEW for wall signs in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 260 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action)

3. AR-21-400086 (WS-0104-17)-GVI SHLV OWNER, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for increased wall sign area.

DESIGN REVIEW for a wall sign in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action)

4. AR-21-400087 (WS-0724-17)-GVI SHLV OWNER, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for an increase in the area of temporary wall signs.

<u>DESIGN REVIEW</u> for wall signs in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action)

5. ET-21-400074 (DR-19-0428)-JDR OWNER, LLC:

DESIGN REVIEW FIRST EXTENSION OF TIME for changes and modifications to an approved resort hotel (The Drew Las Vegas formally Fontainebleau) on 22.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

6. ET-21-400075 (DR-0289-09)-JDR OWNER, LLC:

DESIGN REVIEW THIRD EXTENSION OF TIME to commence the redesign of a loading dock structure and cover for a resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone.

WAIVER OF CONDITIONS of a use permit (UC-0698-07) requiring that the loading dock driveway on the exterior of the convention/parking facility shall be covered save and except for the ingress and egress portions of this driveway, if the covering of this driveway is approved by Clark County, and subject to then meeting applicable LEED (Leadership in Energy and Environmental Design) standards, this covering shall be covered with artificial turf as determined by the applicant. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

7. ET-21-400077 (UC-0489-08)-JDR OWNER, LLC:

USE PERMIT THIRD EXTENSION OF TIME to commence deviations to development standards.

<u>DEVIATIONS</u> for the following: 1) permit a roof sign; 2) reduce the height/setback ratio adjacent to an arterial street (Las Vegas Boulevard South); 3) reduce the separation between free-standing signs and monument signs; 4) increase wall sign projection; 5) increase temporary sign area; and 6) all other deviations per plans on file.

WAIVER OF DEVELOPMENT STANDARDS reduce the street setback along Las Vegas Boulevard South and Elvis Presley Boulevard for a temporary sign.

<u>DESIGN REVIEWS</u> for a sign package including the following: 1) increase animated sign area; 2) increase projecting sign area and height; 3) increase the average letter height for wall signs; and 4) temporary sign for a resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

8. ET-21-400078 (UC-0923-06)-JDR OWNER, LLC:

USE PERMITS THIRD EXTENSION OF TIME to commence the following: 1) a resort hotel/casino consisting of 2,929 hotel rooms; 2) 959 resort condominium units; 3) public areas including all casino areas, showrooms, live entertainment areas, shopping center areas, indoor and outdoor dining areas, entertainment areas, offices, meeting and convention areas, back-of-house areas, and parking structures; 4) increase the height of the high-rise tower; 5) kitchens within the rooms; 6) associated accessory and incidental commercial uses, buildings, and structures; 7) a construction office and office within the parking structure; and 8) deviations from development standards.

<u>DEVIATIONS</u> for the following: 1) reduce the on-site parking requirements; 2) reduce the number of loading spaces; 3) permit tandem parking spaces; 4) encroachment into airspace; and 5) all other deviations as shown per plans on file.

<u>DESIGN REVIEWS</u> for the following: 1) a resort hotel/casino and resort condominium high-rise tower; 2) water features; and 3) all other accessory and incidental buildings and structures on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

9. ET-21-400079 (UC-0233-07)-JDR OWNER, LLC:

USE PERMIT THIRD EXTENSION OF TIME to commence the increase of the number of resort condominiums (with kitchens) in conjunction with an approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

10. ET-21-400080 (DR-0213-08)-JDR OWNER, LLC:

<u>DESIGN REVIEW THIRD EXTENSION OF TIME</u> to commence the exterior elevation of the east wall of the convention/parking facility of a previously approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

11. ET-21-400082 (UC-0698-07)-JDR OWNER, LLC:

USE PERMITS THIRD EXTENSION OF TIME to commence the following: 1) increased building height; and 2) deviations from development standards.

<u>DEVIATIONS</u> for the following: 1) reduce the on-site parking requirements; and 2) all other deviations as shown per plans on file.

DESIGN REVIEW for modifications to a previously approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

12. ET-21-400083 (UC-1515-06)-JDR OWNER, LLC:

USE PERMIT THIRD EXTENSION OF TIME to commence deviations to development standards.

<u>DEVIATIONS</u> for the following: 1) permit alternative landscaping; and 2) permit all other deviations shown per plans on file in conjunction with an approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

13. ET-21-400084 (UC-1242-06)-JDR OWNER, LLC:

USE PERMIT THIRD EXTENSION OF TIME to commence office buildings (modular buildings).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping requirements; and 2) eliminate the required trash enclosure.

DESIGN REVIEW for 4 office buildings on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

07/06/21 PC AGENDA SHEET

ACCESS GATES (TITLE 30)

CASA VEGAS ST/VEGAS VALLEY DR

PUBLIC HEARING APP. NUMBER/OWNER/DESCRIPTION OF REQUEST WS-21-0244-CASA VEGAS APARTMENT HOMES:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a decorative fence; 2) reduced parking; and 3) modify driveway geometric design standards in conjunction with an existing condominium development on 15.3 acres in an R-4 (Multiple Family Residential - High Density) (AE-60) Zone.

Generally located on the south side of Vegas Valley Drive and the east side of Casa Vegas Street within Winchester. TS/jor/jd (For possible action)

RELATED INFORMATION:

APN:

162-11-310-000

WAIVERS OF DEVELOPMENT STANDARDS:

- 1. Allow a 6 foot high decorative fence adjacent to Casa Vegas Street and Serenada Avenue where a decorative fence is required to be set back for landscaping along a street per Section 30.64.020
- 2. Reduce required parking spaces to 422 spaces where 674 parking spaces are required per Table 30.60 \.
- 3. a. Reduce the driveway throat depth to 11 feet where 100 feet is required per Uniform Standard Drawing 222.1 (an 89% decrease).
 - b. Allow an existing driveway width to remain at 20 feet wide where 48 feet wide is required per Uniform Standard Drawing 222.1 (a 58% decrease).
 - c. Illow an access gate island length to be 18 feet where 20 feet is the minimum required per Uniform Standard Drawing 222.1 (a 10% decrease).
 - d. Allow an access gate island width to be 2 feet where 4 feet is the minimum per Uniform Standard Drawing 222.1 (a 50% decrease).

LAND USE PLAN:

WINCHESTER PARADISE - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

General Summary

• Site Address: 1405 Vegas Valley Drive

- Site Acreage: 15.3
- Project Type: Proposed access gates, decorative fencing, driveway design standards, parking reduction
- Parking: 674 (required per Title 30 requirements)/443 (approved when six as originally developed/422 (provided)

Site Plan

The site plan depicts an existing 360 unit apartment complex which was converted into a condominium complex in 1972. The site is located south of Vegas Valley Drive, and east of Casa Vegas Street, and approximately 127 feet west of La Canada Street. There are 4 existing vehicular access points provided on-site. The site plan shows that these entry points are located along the west property line adjacent to Casa Vegas Street, 1 located on the southeast corner of the site adjacent to Serenada Avenue which connects to La Canada Street, and the last access gate (exit only gate toward Vegas Valley Drive) is located at the normeast corner of the site.

The applicant is proposing access gates at all 4 vehicular access points, a 6 foot high decorative fence adjacent to Casa Vegas Street and Serenada Avenue where a decorative fence is required to be set back for landscaping along a street, and a parking reduction for existing parking spaces. The parking reduction is a result of the proposed access gates and appropriate fire lanes to be integrated in the areas where existing parking spaces are located. When the site was originally approved (prior to 1972), the site included adequate parking; however, by today's Code standards the required parking count has changed to 674 parking spaces where 422 parking spaces are provided. The proposed site changes eliminated 21 parking spaces. Per the applicant, all access gates will be pen during normal business nours, but will remain closed during the evening, and the gates can be accessed by residents only. Lastly, the applicant is proposing to install pedestrian gates along the north property line adjacent to Vegas Valley Drive, and along the west property line adjacent to Casa Vegas Street.

Landscaping

Landscaping exists on the site, and changes to the landscaping are not a part of this request.

Elevations

The site plan shows a proposed 6 foot high black wrought iron fence along the west property line adjacent to Casa Vegas Street and around the point of entry (Seranada Avenue) on the south east corner of the site west of La Canada Street. Existing screening along the southwest portion of the site, adjacent to the south property line, and along the west property line will remain. The existing pony wall along the north property line (adjacent to Vegas Valley Drive) will be removed and replaced with new wrought iron fencing.

Applicant's Justification

Per the applicant, due to an increase in crime and limited site security, the applicant is requesting additional security measures such as fencing, pedestrian gates, and vehicular access gates to increase the security of the area. Existing site conditions limit the site's ability to accommodate the required Clark County requirements since the site has existed since the early 1970's. Residents will have complete access to the site, even after hours. The parking count reduction is

necessary to accommodate the proposed access gates and the aforementioned improvements will provide a more safe and secure complex for its residents and staff.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0747	Increased wall height to 8 feet	Approved by PC	November 2018
UC-122-72 & VC-119-72	Converted the existing apartment complex to condominiums and reduced setbacks and parking		December 1972

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (from 18 du/ac to 32 du/ac)	R-4	Apartments
South	Commercial General & Office Professional	R-1 & H-1	Offices
East	Residential Suburban (up to 8 du/ac)	₩-1	Single family residential
West	Commercial General	R-1 & C-2	Sunrise Hospital & offices

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Stand does not object to the proposed 6 foot high decorative fence adjacent to Casa Vegas Street and Screnada Avenue where a decorative fence is required to be set back for landscaping along a street per Section 30.64-020. The proposed decorative fence will support the applicant's goal to provide additional security to the site. Furthermore, since the pony wall will be removed, the proposed decorative fence does not provide a visual canyon effect, but more aesthetically pleasing screening for the complex; therefore, staff supports this request.

Waiver of Development Standards #2

Staff does not typically support parking reduction requests; however, staff finds that parking requirements for Clark County regarding multiple family residential developments have been amended since 1970. When the site was originally approved, there were 443 parking spaces provided (and still existing) for 360 units. This would provide an additional 87 parking spaces for staff, guests, and residents who own multiple vehicles. Per today' Title 30 parking standards, the site requires 674 parking spaces. The proposed on-site improvements of adding access gates and rearranging on-site parking to allow necessary circulation and tire lanes, requires the removal of 21 parking spaces, leaving 422 spaces provided. This is a 5% reduction from the existing conditions. The site plan shows that the site can still accommodate 1 parking space per unit (360 units), and there are an additional 62 parking spaces that can be distributed among the residents, employees, and guests. There have been no reported problems with the existing parking; therefore, staff can support this request

Public Works - Development Review

Waiver of Development Standards #3

Staff does not anticipate any traffic issues rotated to the installation of access gates since both Casa Vegas Street and Serenada Avenue primarily serve as access for the existing multiple family complex. Additionally, with the proposed gate on Vegas Valley Drive being for egress only, vehicular conflicts will be minimized. Therefore, staff has no objection to this request provided that Fire Prevention approves the locations of access gates.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

• Applicant is advised that 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 circum tances or regulations may warrant denial or added conditions to an extension of time, the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Traffic study and compliance;
- Clark County Fire Prevention approval.

Building Department - Fire Prevention

 Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

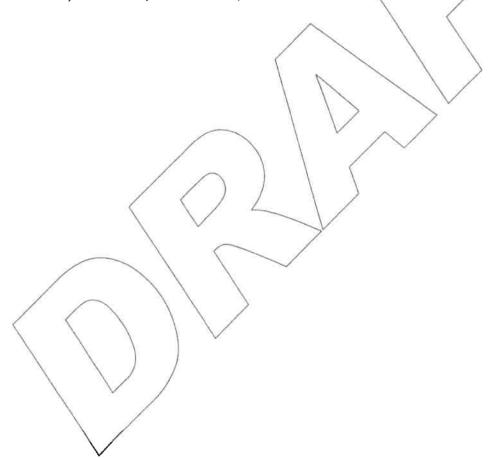
No comment.

TAB/CAC: APPROVALS: PROTESTS:

APPLICANT: CASA VEGAS APARTMENT HOMES

CONTACT: JANET DYE, LR NELSON CONSULTING ENGINEERS, 6765 W. R. SELL

ROAD, SUITE 200, LAS VEGAS, NV 89118



07/07/21 BCC AGENDA SHEET

TEMPORARY WALL SIGN (TITLE 30)

PARADISE RD/ELVIS PRESERY BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST AR-21-400085 (WS-0528-12)-GVI SHLV OWNER, LLC:

WAIVER OF DEVELOPMENT STANDARDS THIRD APPLICATION FOR REVIEW

for an increase in the area of temporary wall signs.

<u>DESIGN REVIEW</u> for wall signs in conjunction with an existing extended stay hetel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Paradise Road, 200 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action)

RELATED INFORMATION:

APN:

152-09-703-020 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOWRIST

BACKGROUND:

Project Description

General Summary

· Site Address: 2989 Paradise Road

• Site Acreage: 1.7 (portion)

• Project Type: 2 temporary wall signs

• Total Area for Wall Signs: 29,921 square feet

Site Plan

The original plans show an existing extended stay hotel (SpringHill Suites) with access onto Paradise Road. There were no changes to the existing building, parking, landscaping, or drive aisles.

Signage & Elevations

The approved plans depict 2 wall signs made of vinyl material. The first sign is 19,177 square feet and will be located on the south face of the building oriented towards the Las Vegas Convention Center. The second sign is 10,744 square feet and located below the first sign on the south face of the building oriented towards Convention Center Drive.

Previous Conditions of Approval

Listed below are the approved conditions for WC-18-400222 (WS-0528-12):

Current Planning

- Until November 20, 2020 to review as a public hearing to coincide with WS-0104-17 and WS-0724-17;
- During the period of time from now until November 20, 2020 advertising shall not be allowed on the north side of the property facing Turnberry Place.
- Applicant is advised that 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.

Listed below are the approved conditions for WS-0528 12 (AR-Q13/-17):

Current Planning

- Until April 5, 2019 to review as a public hearing to coincide with WS-0104-17 and WS-0724-17.
- Applicant is advised that 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.

Listed below are the approved conditions for WS-0582-12 (ET-0121-14):

Current Planning

- Until October 17, 2017 to review
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time, and that no more than 2 extensions of time will be considered.

Building/Fire Prevention

• Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

histed below are he approved conditions for WS-0528-12:

Current Planning

- \ 2 years to commence and review;
- Applicant to file a temporary use application for each signage event;
- Advertising limited to on-premise events;
- Maximum duration of signs to correspond with the event advertised which shall be no longer than 10 days with a maximum of 6 events per year;
- Signs to be removed immediately after each event ends;
- All applicable standard conditions for this application type.

 Applicant is advised that this application may be revoked if any violation is reported; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Applicant's Justification

The applicant indicates that due to the pandemic the lack of convention business has been devasting for the SpringHill Suites and there has been little use for the signage. With the lifting of restrictions and the return of convention business to Las Vegas here will be an increase demand for the signage. The applicant is requesting the application be extended to November 20, 2022 to give the County, the neighbors, and others a full and fair opportunity to evaluate the impact of the signs.

Prior Land Use Requests

Prior Land Use R	lequests		
Application Number	Request	Action	Date
WC-18-400222 (WS-0528-12)	Increased the area of temporary wall signs	Approved by BCC	November 2018
WC-18-400220 (WS-0724-17)	Waiver of conditions on a waiver of development standards for an increase in all sign area (west face)	Approved by BCC	November 2018
WC-18-400219 (WS-0104-17)	Waiver of conditions on a waiver of development standards and design review for an increase in the area of a temporary wall sign (east face)	Approved by BCC	November 2018
WS-0528-12 (AR-0131-17)	Second application for review for an increase in the area of temporary wall signs with a design review for wall signs in conjunction with an existing hotel (Spring Hill Suites)	Approved by BCC	October 2017
WS-0724-17	hocreased wall sign area (west facade)	Approved by BCC	October 2017
WS-0104-17	Increased wall sign area (east façade)	Approved by BCC	April 2017
WS-0528-12 (ET-0121-14)	First extension of time to review vinyl wrap signs on the south façade	Approved by BCC	December 2014
WS-0528-12	Increased wall sign area for vinyl wrap signs totaling 29,921 square feet on the south façade	Approved by BCC	October 2012
UC-0381-07	2 extended stay hotels	Approved by BCC	June 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial Tourist	P-F	Parking lot for the convention center
South	Public Facilities	P-F	Parking lot for the convention center
East	Commercial Tourist	H-1	Westgate Resort Hotel

Related Applications

Application Number	Request
AR-21-400086	An application for review of a waiver of development standards to increased
(WS-0104-17)	wall sign area (east facade) is a companion item on this agenda.
AR-21-400087	An application for review of a waiver of development standards to increased
(WS-0724-17)	wall sign area (west facade) 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 for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval

Due to the slowing of the economy and the lack of convention business caused by restrictions on gatherings put into place during the pandenic, there has been little use of the signage during this last review period. Therefore, staff can support extending the approval of this request to allow for additional time to evaluate the impacts of the signage on abutting developments.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until November 20, 2022 to review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

• No comment.

Clark County Water Reclamation District (CCWRD)

• No comment.

TAB/CAC: APPROVALS: PROTEST:

APPLICANT: GVI SHLV OWNER, LLC

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA

DRIVE, SUITE 650, LAS VEGAS, NV 89135



07/07/21 BCC AGENDA SHEET

WALL SIGN (TITLE 30) PARADISE RD/ELVIS PRESERY BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST AR-21-400086 (WS-0104-17)-GVI SHLV OWNER, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for increased wall sign area.

<u>DESIGN REVIEW</u> for a wall sign in conjunction with an existing extended stay hetel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action)

RELATED INFORMATION:

APN:

162-09-703-020 ptn

LAND USE PLAN:

WINCHESTER/PAR ADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 2989 Paradise Road
- Site Acreage: 1.7 (portion)
- Project Type: Wall sign
- Square Feet: 9,500

Site Plans

The original plans depict an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acresite. Acres to the site is from Paradise Road.

Signage

The approved plans show new wall signage consisting of a 9,500 square foot vinyl wrap sign located on the entire east façade of the hotel tower facing Paradise Road.

Two vinyl wrap signs totaling 29,921 square feet were approved on the entire south façade of the hotel tower and parking garage by action of WS-0528-12 in October 2012.

Previous Conditions of Approval

Listed below are the approved conditions for WC-18-400219 (WS-0104-17):

Current Planning

- Until November 20, 2020 to commence and review;
- During the period of time from now until November 20, 2020 advertising shall not be allowed on the north side of the property facing Turnberry Place;
- Signs on the east, west and south sides of the building may be displayed concurrently;
- Maximum duration of signs to correspond with the event odvertised which shall be no longer than 14 days with a maximum of 10 events per year;
- Signs to be removed promptly after each event ends.
- Applicant is advised that 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.

Listed below are the approved conditions for W 0104-17:

Current Planning

- 2 years to commence and review;
- No overlapping of events for the east and south signs which may not be displayed at the same time;
- Applicant to file a remporary use application for each signage event;
- Advertising limited to on-premises events;
- Maximum duration of signs to correspond with the event advertised which shall be no longer than 10 days with a maximum of 6 events per year;
- Signs to be removed immediately after each event ends.
- Applicant is advised that 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.

Applicant's Justification

The applicant indicates that due to the pandemic the lack of convention business has been devasting for the Spring-Hill Suites and there has been little use for the signage. With the lifting of restrictions and the return of convention business to Las Vegas there will be an increase demand for the signage. The applicant is requesting the application be extended to November 20, 2022 to give the County, the neighbors, and others a full and fair opportunity to evaluate the impact of the signs.

Application Number	Request	Action	Date
WC-18-400222	Increased the area of temporary wall signs	Approved	November
(WS-0528-12)		by BCC	2018

Application Number	Request	Action	Date
WC-18-400220 (WS-0724-17)	Waiver of conditions on a waiver of development standards for an increase in wall sign area (west face)	Approved by BCC	November 2018
WC-18-400219 (WS-0104-17)	Waiver of conditions on a waiver of development standards and design review for an increase in the area of a temporary wall sign (east face)	Approved by BCC	November 2018
WS-0528-12 (AR-0131-17)	Second application for review for an increase in the area of temporary wall signs with a design review for wall signs in conjunction with an existing hotel (SpringHill Suites)	Approved by BCC	October 2017
WS-0724-17	Increased wall sign area (west facade)	Approved by BCC	October 2017
WS-0104-17	Increased wall sign area (east façade)	Approved By BCC	April 2017
WS-0528-12 (ET-0121-14)	First extension of time to review vinyl wap signs on the south facude	Approved by BCC	December 2014
WS-0528-12	Increased wall sign area for vinyl wrap signs totaling 29,921 square eet on the south façade	Approved by BCC	October 2012
UC-0381-07	2 extended stay hotels	Approved by BCC	June 2007

Surrounding Land Use

Juiiounui	ing Land Ose	1 /	
	Planned Land Use Category	Zoning District	Existing Land Use
North &	Commercial Tourist	P-A	Parking lot for the convention
West			center
South	Public Facilities	P-F	Parking lot for the convention
			center
East	Commercial Tourist	H-1	Westgate Resort Hotel

Related Applications

Keiateu/Appneai	ions	
Application	Request	
Number		
AR-21-400085	Ay application for review of a waiver of development standards for an	
(WS-0528-12)	increase in the area of temporary wall signs is a companion item on this	
	agenda.	
AR-21-400087	An application for review of a waiver of development standards to increased	
(WS-0724-17)	wall sign area (west facade) 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 for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

Due to the slowing of the economy and the lack of convention business caused by restrictions on gatherings put into place during the pandemic, there has been little use of the signage during this last review period. Therefore, staff can support extending the approval of this request to allow for additional time to evaluate the impacts of the signage on abuting developments.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until November 20, 2022 to review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

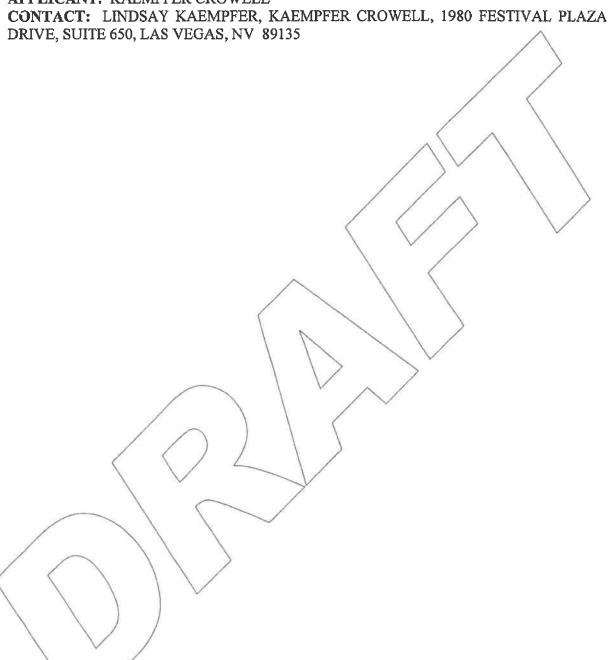
Public Works - Development Review

• No comment.

Clark County Water Reclamation District (CCWRD)

• No comment.

TAB/CAC: APPROVALS: PROTEST: APPLICANT: KAEMPFER CROWELL



07/07/21 BCC AGENDA SHEET

TEMPORARY WALL SIGNS (TITLE 30)

PARADISE RD/ELVIS PRESERY BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST AR-21-400087 (WS-0724-17)-GVI SHLV OWNER, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for an increase in the area of temporary wall signs.

DESIGN REVIEW for wall signs in conjunction with an existing extended stay hetel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action)

RELATED INFORMATION:

APN:

162-09-703-020 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 2989 Paradise Road
- Site Acreage: 1.7 (portion)
- Project Type: Wall sign
- Signage Square Feet: 10,000

Site Plans

The approved plans depict an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres ite. Acres to the site is from Paradise Road.

Signage

The original plans depict proposed wall signage consisting of a 10,000 square foot vinyl wrap sign located on the entire western façade of the hotel tower facing Las Vegas Boulevard South located approximately 1,800 feet to the west.

Previous Conditions of Approval

Listed below are the approved conditions for WC-18-400220 (WS-0724-17):

Current Planning

- Until November 20, 2020 to commence and review to coincide with WS-0528 12 (AR-0131-17) and WS-0104-17;
- During the period of time from now until November 20, 2020 advertising shall not be allowed on the north side of the property facing Turnberry Place;
- Signs on the east, west, and south sides of the building may be displayed concurrently;
- Maximum duration of signs to correspond with the event adversed which shall be no longer than 14 days with a maximum of 10 events per year;
- Signs to be removed promptly after each event ends.
- Applicant is advised that 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.

Listed below are the approved conditions for WS-0724-17:

Current Planning

- Until April 5, 2019 to commence and review to coincide with WS-0528-12 (AR-0131-17) and WS-0104-17;
- Sign to be used in conjunction with either the south or east signs which may not be displayed at the same time;
- Applicant to file a temperary use application for each signage event;
- Advertising limited to on-premises events;
- Maximum duration of sign to correspond with the event advertised which shall be no longer than 0 days with a maximum of events per year;
- Signs to be removed immediately after each event ends.
- Applicant is advised that 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.

Applicant's Justification

The applicant indicates that due to the pandemic the lack of convention business has been devanting for the SpringHill Suites and there has been little use for the signage. With the lifting of restrictions and the return of convention business to Las Vegas there will be an increase demand for the signage. The applicant is requesting the application be extended to November 20, 2022 to give the County, the neighbors, and others a full and fair opportunity to evaluate the impact of the signs.

Application Number	Request	Action	Date
WC-18-400222 (WS-0528-12)	Increased the area of temporary wall signs	Approved by BCC Approved	November 2018
WC-18-400220 (WS-0724-17)	Waiver of conditions on a waiver of development standards for an increase in wall sign area (west face)	November 2018	
WC-18-400219 (WS-0104-17)	Waiver of conditions on a waiver of development standards and design review for an increase in the area of a temporary wall sign (east face)	PYRCC /	November 2018
WS-0528-12 (AR-0131-17)	Second application for review for an increase in the area of temporary wall signs with a design review for wall signs in conjunction with an existing hotel (Spring Hill Suites)	Approved by BCC	October 2017
WS-0724-17	Increased wall sign area (west facade)	Approved BCC	October 2017
WS-0104-17	Increased wall sign area (east façade)	Approved by BCC	April 2017
WS-0528-12 (ET-0121-14)	First extension of time to review vinyl wrap signs on the south façade	Approved by BCC	December 2014
WS-0528-12	Increased wall sign area for vinyl wap signs totaling 29,921 square feet on the south façade	Approved by BCC	October 2012
UC-0381-07	2 extended stay holels	Approved by BCC	June 2007

Surrounding Land Use

	Planned Land Use Gategory	Zoning District	Existing Land Use
/	Commercial Tourist	P-F	Parking lot for the convention
West	/ / /		center
South	Public Facilities	P-F	Parking lot for the convention center
East	Commercial Tourist	H-1	Westgate Resort Hotel

Related Applications

Rejated Appropr	10115
Application Number	Request
AR-21 400085 (WS-0528-12)	An application for review of a waiver of development standards for an increase in the area of temporary wall signs is a companion item on this agenda.
AR-21-400086 (WS-0104-17)	An application for review of a waiver of development standards to increased wall sign area (east facade) 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 for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

Due to the slowing of the economy and the lack of convention business caused by restrictions on gatherings put into place during the pandemic, there has been little use of the signage during this last review period. Therefore, staff can support extending the approval of this request to allow for additional time to evaluate the impacts of the signage on butting developments.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until November 20, 2022 to review as a public hearing.
- 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 circumstance, or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

No comment.

Clark County Water Reclamation District (CCWRD)

No comment.

TAB/CAC: APPROVALS: PROTEST: APPLICANT: GVI SHLV OWNER, LLC



RESORT HOTEL (TITLE 30)

ELVIS PRESLEY BLVD/LAS VEGAS BLVD S

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST ET-21-400074 (DR-19-0428)-JDR OWNER, LLC:

<u>DESIGN REVIEW FIRST EXTENSION OF TIME</u> for changes and modifications to an approved resort hotel (The Drew Las Vegas formally Fontained learn) or 22.7 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northeast corner of Las Veus Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

162-09-617-001; 162-09-617-002

LAND USE PLAN:

WINCHESTER/PARADISE COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 277 Vas Vegas Boulevard South
- Site Acreage: 22.7
- · Project Type: Modifications to an approved resort hotel
- Guest Rooms: 3719
- Number of Stories 63
- Building Heigh (feet): 735
- Square Feet: 8,931,432
- Parking Required/Provided: 5,779/5,787

History

UC-0932-06 was approved by the Board of County Commissioners (BCC) in October 2006 for a resort hotel with various components and amenities, and included all associated accessary and incidental commercial uses, buildings, and structures. Since approval, the project has been revised by subsequent applications and the ownership of the project has changed. The approved resort hotel was originally named Fontainebleau but the project has been renamed The Drew. Construction of the resort hotel began in February 2007 but was stopped in 2009 during the economic recession when the project went into bankruptcy. The property is again changing hands and the new owners are requesting additional time to review the existing entitlements for the site in order to resume development of the project.

Site Plans

The previously approved plans show that the applicant is requesting approval for modifications to the approved Drew Resort Hotel (formally Fontainebleau). The building has been partially constructed and was designed with a single tower that is elevated upon a podium level with varying heights on the west side of the site nearest to Las Vegas Boulevard South. The east side of the site is the location of the convention center and the above grade parking garage for the resort which has been incorporated into the building design, with the valet parking being provided below the podium level. Access to the site is provided from Las Vegas Boulevard South and Elvis Presley Boulevard.

Landscaping

The previously approved plans depict an attractively landscaped pedestrian realm area that is provided along both Las Vegas Boulevard South and Evis Presley Boulevard, and it includes outdoor patios, a detached sidewalk along Las Vegas Boulevard South, planting areas, an anced paving, and several water features.

Elevations

The previously approved plans depict a resort that has been approved for a maximum height of 735 feet with the high-rise portion of the building consisting of 3 stories. No major changes are being made to the height or exterior elevations of the buildings; however, there are some minor changes to the low-rise façade along Las Vegas Boulevard south and Elvis Presley Boulevard which are reflected on the plans submitted with this application. The podium levels of the building will include EIFS wall finishes, block, metal wall panels, and glass wall systems. The high-rise portion of the building will consist of non reflective glass screen walls over metal panels.

Floor Plans

The previously approved plans depict a total of 3,719 guest rooms where a maximum of 3,900 rooms (1,020 condominium units and 2,880 guest rooms) were depicted on previous plans. The plans indicate all rooms will now be guest come and that condominium units will no longer be provided with the project. The resort hotel has a total area of 8,931,452 square feet which includes the guest rooms gaming areas, showrooms, live entertainment areas, shopping center, indoor and ou door diving areas, or ices, meeting and convention areas, and back-of-house areas. No major changes are proposed to the area of the building with this request; however, locations for various uses and floor areas within the hotel have been rearranged to reflect changes in the market and specific goals of the new owners.

Previous Conditions of Approval

Listed below are the approved conditions for DR-19-0428:

Current Planning

 Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire. Public Works - Development Review

- Applicant shall return all barrier rails to Clark County Public Works once the installation of the new bollards are in place.
- Applicant is advised that compliance with the Uniform Standard Drawings is required. Clark County Water Reclamation District (CCWRD)
 - Applicant is advised that the property is already connected to the COWRD sower system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this is the first extension of time for DR-19-0428. This request is being filed with 8 other requests for extensions of time and is required because the current owners recently purchased the uncompleted project and need time to review and evaluate all existing land use approvals before resuming the project. The applicant indicates they would like a 3 year extension and for all approvals to run concurrently.

Application Number	Request	Action	Date
DR-19-0428	Changes and modifications to an approved resort hotel Drew formally Fontainebleau	Approved by BCC	July 2019
ET-18-400040 (DR-0289-09)	Second extension of time for a redesign of a loading dock and cover	Approved by BCC	April 2018
ET-18-400042 (UC-0489-08)	Second extension of time for deviations for roof signs and modified separation requirements	Approved by BCC	April 2018
ET-18-400043 (UC-0932-06)	Second extension of time for the resort hotel	Approved by BCC	April 2018
ET 18-400044 (UC-0233-07)	second extension of time for a use permit to increase the number of resort condominiums with kitchen	Approved by BCC	April 2018
ET-18 400045 (DR-02 3-08)	Second extension of time to redesign east façade of parking garage/convention facility	Approved by BCC	April 2018
ET-18-400046 (UC-0698-02)	Second extension of time to increase building height and square footage of project	Approved by BCC	April 2018
ET-18-400047 (UC-1515-06)	Second extension of time for alternative landscaping on east property line	Approved by BCC	April 2018
ET-18-400048 (UC-1242-06)	Second extension of time to allow modular buildings during construction of the resort hotel	Approved by BCC	April 2018
ADET-1371-17 (DR-0213-08)	First extension of time to redesign east façade of parking garage/convention facility	Approved by ZA	December 2017
ADET-1369-17 (UC-0698-07)	First extension of time to increase building height and square footage of project	Approved by ZA	December 2017

Application Number	~ *		
ADET-1368-17	First extension of time to redesign loading dock	Approved	December
(DR-0289-09)	area	by ZA	2017
ADET-1367-17	First extension of time for roof signs and modified	Approved	December
(UC-0489-08)	separation requirements	by ZA	2017
ADET-1366-17	· -		December
(UC-1515-06)	on east property-line	Approved by ZA	2017
ADET-1365-17	First extension of time for the resort hotel	Approved	December
(UC-0932-06)		by ZA	2017
ADET-1364-17	First extension of time to increase the number of	Approved	December
(UC-0233-07)	resort condominiums with kitchens	b) ZA	2017/
ADET-1363-17	First extension of time to allow modular buildings	Approved	December
(UC-1242-06)	during construction of the resort hote	by ZA	2017
AG-0889-17	Consent to assignment and assumption of Fontainebleau Las Vegas Resort development agreement	Approved by BCC	August 2017
WS-0370-15	Extension to off-site bond improvements	approved by BCC	November 2015
SC-0207-15	Renamed Riviera Boulevard to Elvis Presby Boulevard	Approved by PC	May 2015
WS-0214-11	Extension to of site bond improvements	Approved by BCC	July 2011
DA-0311-09	Third amendment o development agreement	Approved by BCC	June 2009
DR-0289-09	Redesigned loading dock area	Approved by BCC	June 2009
SC-0288-09	Allowed an alternative floor/unit numbering	Approved by PC	June 2009
DA-0951-08	Second amendment to development agreement	Approved	November
		by BCC	2008
UC-0489-08	Deviations for roof signs and modified separation requirements	Approved by BCC	June 2008
DR-0213-08	Redesigned east façade of parking garage/convention facility	Approved by BCC	April 2008
DA 0949-07			August 2007
UC-06\8-07	Increased building height and square footage of project	by BCC Approved by BCC	July 2007
DA-0343-07	Development agreement for the site	Approved by BCC	April 2007
UC-0233-07	Increased the number of resort condominiums with kitchens	Approved by PC	April 2007
UC-1515-06	Alternative landscaping on east property line	Approved by BCC	December 2006

Application Request Number		Action	Date
UC-0932-06	Waiver of conditions to amend the development	Approved	December
(WC-0334-06)	agreement condition for early permits	by BCC	2006
UC-1242-06	Allowed modular buildings during construction of	Approved	October
00 1242 00	the resort hotel	by PC	2006
UC-0932-06	Resort hotel	Approved	October
		by BCC	2006
UC-0065-01	Second extension of time for a use permit to allow	Approved	Apri
ET-0060-04)	a resort, hotel, and casino	by BCC	2004
UC-1168-01	Second extension of time for a use permit for	pproved	April
ET-0059-04)	additions to a hotel and casino	byBCC	2004
UC-1591-04	Temporary batch plant - expired	Approved by PC	October 2004
WS-1855-00	Third extension of time for a waiver of	Approved	February
(ET-0008-04)	development standards to increase the height of an	by PC	2004
()	off-premises sign and to increase the square		
	footage of an off-premises sign		
UC-1168-01	Extension of time for a use permit for additions to	Approved	February
(ET-0400-02)	a hotel and casino	by BCC	2003
UC-1539 - 02	Expansion to a previously approved recreational	Approved	December
00 1337 02	facility in conjunction with approved	by BCC	2002
	condominium towers		
ET-0025-02	Extension of time for a waive, of development	Approved	March
(WS-1855-00)	standards to increase the height of an off-premises	by PC	2002
(2 1000 11)	sign and to increase the square footage of an off-		
1	premises sign		
UC-1168-01	Additions to a hotel and easino - expired	Approved	January
		by BCC	2002
UC-0955-01	Temporary batch plant in conjunction with a	Approved	Septembe
	construction project	by PC	2001
UC-0065-01	Resort, notel and casino	Approved	March
		by BCC	2001
WS-1855-00	Wai er of development standards to increase the	Approved	February
	height of an off-premises sign and to increase the	by PC	2001
	square footage of an off-premises sign - expired	-	
UC-0681-94	Extension of time for exterior remodel in	Approved	July 1999
ET-0236-99) conjunction with an existing hotel and casino		by PC	
UC-068 \ 94	Exterior remodel in conjunction with an existing	Approved	July 1995
	hotel and casino	by PC	
UC-0550-95	Cellular transmission/receiving facility consisting	Approved	May 1995
0000000	of roof mounted panel antennas and a 300 square	by PC	
	foot roof on an existing hotel tower	J = -	
UC-0996-94	Single outdoor concert and temporary tents	Approved	June 1994
00 0770 71	and a second and a second asset a second	by PC	

Application Number	Request	Action	Date
VC-0413-94	Temporary construction barrier and temporary signage in conjunction with an existing hotel and casino		May 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped (approved for a sports arena)
South	Commercial Tourist	P-F	Parking for the Lus Vegas Convention Conter
East	Commercial Tourist	H-1	Turberry Place (residential high-rise)
West	Commercial Tourist	H-1 & U-V	Circus Circus Resort Hotel & The Sky mixed-use development

Related Applications

Kelateu Applicat	TO HS	A	
Application Number	Request		
ET-21-400075	An extension of time f	of a design review requiring the redesign of a loading	
(DR-0289-09)	dock structure and coagenda.	over for a resort totel is a companion item on this	
ET-21-400077	An extension of time	e for a use permit with deviations to development	
(UC-0489-08)		s a companion item on this agenda.	
ET-21-400078	An extension of time for a use permit to allow a personal service business,		
(UC-0923-06)		t makeup, and wall signage in conjunction with an	
(00 0)25 00)	existing office complex is a companion item on this agenda.		
ET-21-400079	An extension of time for a use permit to increase the number of resort condo		
(UC-0233-07)	units in conjunction with an approved resort hotel is a companion item on this		
	agenda.\		
ET-2(-40008)	An extension of time for a design review for the exterior elevation of the east		
(DR-0213-08)	wall of the convention/parking facility of a previously approved resort hotel is		
	a companion item on this agenda.		
EV-21-400082	An extension of time for a use permit to allow increased building height and		
(UC-0698-07)	deviations from development standards is a companion item on this agenda.		
ET-2\-400083	An extension of time for a use permit to allow deviations to development		
(UC-13\15-06)	standards for landscaping is a companion item on this agenda		
ET-21-400084	An extension of time for a use permit to allow an office (modular building) is		
(UC-1242-06)	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.

This request has been filed to allow the new owner to have more time to research prior land use applications and to obtain the necessary permits to complete the project. Staff has no objection to this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until July 17, 2024 to complete;
- Prior to final Certificate of Occupancy, new land use applications for final uses and design to replace all prior land use application.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

• No comment.

TAB/CAC: APPROVALS: PROTEST:

APPLICANT: SHERYL KASS

CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV

89101

07/07/21 BCC AGENDA SHEET

LOADING DOCK COVER (TITLE 30)

ELVIS PRESLEY BLVD/LAS VEGAS BLVD S

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST ET-21-400075 (DR-0289-09)-JDR OWNER, LLC:

<u>DESIGN REVIEW THIRD EXTENSION OF TIME</u> to commence the redesign of a loading dock structure and cover for a resort hotel (The Drew Las Vegas) and 24.5 acres in an H-1 (Limited Resort and Apartment) Zone.

WAIVER OF CONDITIONS of a use permit (UC-0698-07) requiring that the loading dock driveway on the exterior of the convention/parking facility shall be covered save and except for the ingress and egress portions of this driveway, if the covering of this driveway is approved by Clark County, and subject to then meeting applicable LEED (Leadership in Energy and Environmental Design) standards, this covering shall be covered with artificial turf as determined by the applicant.

Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

162-09-617-001; 162-09-617-002

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND: Project Description

General Summary

- Site Address: 2777 Das Vegas Boulevard South
- Site Acreage: 24.5
- Number of Lots/Units: 2,880 (resort hotel rooms)/1,020 (resort condominium rooms with kitchens)
- Project Type: Loading dock structure/cover
- Ruilding Height (feet): 735
- Square Feet: 8,204,320
- Parking Required/Provided: 8,855/6,198 (deviation approved under UC-0698-07)

History & Site Plan

The applicant received previous approval of an administrative extension of time on December 28, 2017, with a condition that the application commence by May 5, 2018, to align with the expiration date of building permits PAC 06-47392, 07-07220, and 07-17708.

UC-0698-07 was previously approved by the Board of County Commissioners (BC) in July 2007 for the modification and increase in square footage of a previously approved resort hotel (Fontainebleau). Conditions of approval of the use permit required the applicant to cover portions of the driveway located on the east side of the development, adjacent to the Turnberry Place, with artificial turf, subject to meeting applicable LEED (Leadership in Energy and Environmental Design) standards. The intent of the condition was a screen/block the view of residents looking down into the loading dock area. After consultation with LEED experts, it was determined that artificial turf is not a LEED compliant material for roofing due to its heat retaining properties and the proposal was revised with approval of the design review and waiver of conditions.

Previously approved plans for the revision illustrate the structure consisting of an open aluminum space frame system painted light tan.

Previous Conditions of Approval

Listed below are the approved conditions for ET 18 400040 (DR-0289-09):

Current Planning

- Until May 5, 2021 to commence.
- 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.

Listed below are the approved conditions for ADET-1368-17 (DR-0289-09):

Current Planning

- Until May 5, 2018 to commence to match the current expiration of PACs 06-47392, 07-07220, and 07-17708.
- Applicant is advised that future extensions of time must be heard by the Board of County Commissioners: a substantial change in circumstances or regulations may warrant denial or advised conditions to an extension of time; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for DR-0289-09:

Current Planning

- Cover design and color per plans dated June 1, 2009;
- Design review as a public hearing for any significant changes to the plans;
- All applicable standard conditions for this application type.

• Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this is the third extension of time for DR-0289-09. This request is being filed with 8 other requests for extensions of time (on the same site) and is required because the current owners recently purchased the uncompleted project and need time to review and evaluate all existing land use approvals before commencing the project. The applicant is working towards progressing on the project by replacing all existing bond approvals and obtaining building permits to continue construction. The applicant is requesting a 3 year extension of time and would like all approvals to run concurrently.

Application Number	Request	Action	Date
DR-19-0428	Changes and modifications to an approved resort hotel (Drew formally fontainebleau)	Approved by BCC	July 2019
ET-18-400040 (DR-0289-09)	Second extension of time for a redesign of a loading tock and cover	Approved by BCC	April 2018
ET-18-400042 (UC-0489-08)	Second extension of time for deviations for roof signs and modified separation requirements	Approved by BCC	April 2018
ET-18-400043 (UC-0932-06)	Second extension of time for the resort hotel	Approved by BCC	April 2018
ET-18-400044 (UC-0233-07)	second extension of time for a use permit to increase the number of resort condominiums with kitchens	Approved by BCC	April 2018
DR-9213-08)	Second extension of time to redesign east façade of parking garage/convention facility	Approved by BCC	April 2018
ET-18 400046 (UC-06 8-07)	Second extension of time to increase building height and square footage of project	Approved by BCC	April 2018
ET-18-40\047	Second extension of time for alternative landscaping on east property line	Approved by BCC	April 2018
ET-18-400048 (UC-1242-06)	Second extension of time to allow modular buildings during construction of the resort hotel	Approved by BCC	April 2018
ADET-1371-17 (DR-0213-08)	First extension of time to redesign east façade of parking garage/convention facility	Approved by ZA	December 2017
ADET-1369-17 (UC-0698-07)	First extension of time to increase building height and square footage of project	Approved by ZA	December 2017
ADET-1368-17 (DR-0289-09)	First extension of time to redesign loading dock area	Approved by ZA	December 2017

Application Number	Request	Action	Date
ADET-1367-17	First extension of time for roof signs and modified	Approved	Docember
(UC-0489-08)	separation requirements	by ZA	2017
ADET-1366-17	First extension of time for alternative landscaping	Approved	December
(UC-1515-06)	on east property line	by ZA	2017
ADET-1365-17	First extension of time for the resort hotel	Approved	December
(UC-0932-06)		by ZA	2017
ADET-1364-17	First extension of time to increase the number of	Approved	December
(UC-0233-07)	resort condominiums with kitchens	by ZA	2017
ADET-1363-17	First extension of time to allow modular buildings	Approved	December
(UC-1242-06)	during construction of the resort hotel	b) ZA	2017/
AG-0889-17	Consent to assignment and assumption of	Approved	August
	Fontainebleau Las Vegas Resort development agreement	by BCC	2017
WS-0370-15	Extension to off-site bond improvements	Approved by BCC	November 2015
SC-0207-15	Renamed Riviera Boulevard to Elvis Presley Boulevard	h pproved by PC	May 2015
WS-0214-11	Extension to off-site bond improvements	Approved by BCC	July 2011
DA-0311-09	Third amendment to development agreement	Approved by BCC	June 2009
DR-0289-09	Redesigned loading dock area	Approved by BCC	June 2009
SC-0288-09	Allowed an atternative floor/unit numbering	Approved by PC	June 2009
DA-0951-08	Second amendment to development agreement	Approved	November
		by BCC	2008
UC-0489-08	Deviations for roof signs and modified separation requirements	Approved by BCC	June 2008
DR-0213-08	Redesigned east façade of parking	Approved	April
DR-0213-08	garage/convention facility	by BCC	2008
PA-0949-07	First amendment to development agreement	Approved by BCC	August 2007
UC 0698-07	Increased building height and square footage of		July 2007
DA-03\3-07	Development agreement for the site	Approved by BCC	April 2007
UC-0233-07	Increased the number of resort condominiums with kitchens	Approved by PC	April 2007
UC-1515-06	Alternative landscaping on east property line	Approved by BCC	December 2006
UC-0932-06 (WC-0334-06)	Waiver of conditions to amend the development agreement condition for early permits	Approved by BCC	December 2006

Application Number	Request	Action	Date
UC-1242-06	Allowed modular buildings during construction of the resort hotel	Approved by PC	October 2006
UC-0932-06	Resort hotel	Approved by BCC	October 2006
UC-0065-01 (ET-0060-04)	Second extension of time for a use permit to allow a resort, hotel, and casino	Approved by BCC	April 2004
UC-1168-01 (ET-0059-04)	Second extension of time for use permit for additions to a hotel and casino	Approved by BCC	April 2004
UC-1591-04	Temporary batch plant - expired	pproved by PC	October 2004
WS-1855-00 (ET-0008-04)	Third extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved by PC	February 2004
UC-1168-01 (ET-0400-02)	Extension of time for a use permit for additions to a hotel and casino	Approved by BCC	February 2003
UC-1539-02	Expansion to a previously approved recreational facility in conjunction with approved condominium towers	Approved by BCC	December 2002
ET-0025-02 (WS-1855-00)	Extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square lootage of an off- premises sign	Approved by PC	March 2002
UC-1168-01	Additions to a hotel and casino expired	Approved by BCC	January 2002
UC-0955-01	Temporary batch plant in conjunction with a construction project	Approved by PC	September 2001
UC-0065-01	Resort, hotel, and casino	Approved by BCC	March 2001
WS-1855-00	Waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign - expired	Approved by PC	February 2001
UC-0681-94 (EX-0236-93)	Extension of time for exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1999
UC-0681-94	exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1995
UC-0550-95	Cellular transmission/receiving facility consisting of roof mounted panel antennas and a 300 square foot roof on an existing hotel tower	Approved by PC	May 1995
UC-0996-94	Single outdoor concert and temporary tents	Approved by PC	June 1994

Application Number	Request	Action	Date
VC-0413-94	Temporary construction barrier and temporary signage	Approved	May 1994
	in conjunction with an existing hotel and casino	by PC	/

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped (approved for a sports arena)
South	Commercial Tourist	P-F	Parking for the as Vegas Convention Center
East	Commercial Tourist	H-1	Tumberry Place (residential high-rise)
West	Commercial Tourist	H-1 & U-V	Circus Circus Resort Hotel & The Sky mixed-use development

Related Applications

Related Applicat	10115
Application Number	Request
ET-21-400074	An extension of time for a design review requiring changes and modifications
(DR-19-0428)	to an approved resort holel is a companion item on this agenda.
ET-21-400077	An extension of time for a use permit with deviations to development
(UC-0489-08)	standards for signage is a companion item on this agenda.
ET-21-400078	An extension of time for a use permit to allow a personal service business,
(UC-0923-06)	retail cales, permanent makeup, and wall signage in conjunction with an
	existing office complex is a companion item on this agenda.
ET-21-400079	An extension of time for a see permit to increase the number of resort condo
(UC-0233-07)	units in conjunction with an approved resort hotel is a companion item on this
	agenda.
ET-21-400080	An extension of time for a design review for the exterior elevation of the east
(DR-02/3-08)	wan of the convention/parking facility of a previously approved resort hotel is
	a companion item on this agenda.
ET-21-400082	An extension of time for a use permit allowing increased building height and
(UC-0698-07)	deviations to development standards is a companion item on this agenda.
EV-21-400083	An extension of time for a use permit to allow deviations to development
(UC-1515-08)	standards in conjunction with a resort is a companion item on this agenda.
ET-21-400084	An extension of time for a use permit to allow office buildings (modular
(UC-1242-06)	buildings) in an H-1 (Limited Resort and Apartment) zone 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.

This request has been filed to allow the new owner to have more time to research prior land use applications and to obtain the necessary permits to complete the project. Staff has no objection to the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

• Until July 17, 2024 to complete;

• Prior to final certificate of Occupancy, new land use applications for final uses and design to replace all prior land use applications.

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

Public Works - Development Review

No comment.

Clark County Water Reclamation District (CCWRD)

No comment.

TAB/CAC: APPROVALS: PROTEST:

APPLICANT: SHERYL KASS

CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV

89101

SIGNS (TITLE 30) ELVIS PRESLEY BLVD/LAS VEGAS BLVD S

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST ET-21-400077 (UC-0489-08)-JDR OWNER, LLC:

<u>USE PERMIT THIRD EXTENSION OF TIME</u> to commence deviation to development standards.

<u>DEVIATIONS</u> for the following: 1) permit a roof sign; 2/ reduce the height setback ratio adjacent to an arterial street (Las Vegas Boulevard South); 3) reduce the separation between free-standing signs and monument signs; 4) increase wall sign projection; 5) increase temporary sign area; and 6) all other deviations per plans on file.

WAIVER OF DEVELOPMENT STANDARDS reduce the street setback along Las Vegas Boulevard South and Elvis Presley Boulevard for a temporary sign.

DESIGN REVIEWS for a sign package including the following: 1) increase animated sign area; 2) increase projecting sign area and height; 3) increase the average letter height for wall signs; and 4) temporary sign for a resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northeast corner of las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS igh/jo (Nor possible action)

RELATED INFORMATION:

APN:

162-09-617-001; 162-09-617-002

DEVIATIONS:

- 1. Permit a rookign where roof signs are prohibited.
- 2. Reduce the height stback ratio adjacent to an arterial street with the inclusion of a roof sign to 22.7 feet where 67 feet is the standard with the encroachment occurring at a height of \$\sqrt{3.1}\$ feet above grade (a 66% reduction).
- 3. Reduce the separation between free-standing signs and monument signs to a minimum of 32 feet where 100 feet is the standard (a 68% reduction).
- 4. Increase wall sign projection to 5 feet where 3 feet is the standard (a 40% increase).
- 5. Increase the area for a temporary sign to 2,592 square feet where 2,171 square feet is the standard (a 16% increase).
- 6. Permit all other deviations as depicted per plans on file.

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the setback along street frontages (Las Vegas Boulevard South and Elvis Presley Boulevard) for a temporary for sale/construction sign to zero feet where 10 feet is the standard.

DESIGN REVIEWS:

- 1. Increase animated sign area to 42,264 square feet where 150 square feet is the standard (a 282% increase).
- 2. a. Increase projecting sign area to 780 square feet where 32 square feet is the standard (a 95% increase).
 - b. Increase the height of projecting signs to 60 feet where 4 feet is the standard (a 66% increase).
- 3. Increase the average letter height for wall signs to 40 feet where 10 feet is the standard (a 300% increase).
- 4. Permit a temporary sign more than 1,200 square feet.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURISM

BACKGROUND:

Project Description

General Summary

- Site Address: 2777 Las Vegas Boulevard South
- Site Acreage: 24.5
- Number of Lots/Units: 2,880 (resort hotel rooms) 1,020 (resort condominium rooms with kitchens)
- Project Type: Signs
- Building Height (feet): 735
- Square Feet: 8,204,320
- Parking Required/Provided: 8,855/6, 98 (deviation approved under UC-0698-07)

History

The applicant received previous approval of an administrative extension of time on December 28, 2017, with a condition that the application commence by May 5, 2018, to align with the expiration date of building permits PAC 06-47392, 07-07220, and 07-17708.

CC-049-08 was previously approved for a sign package for The Drew Las Vegas formerly the Fontainebleau Resort Hotel. There is a wide array of signs positioned on the north, west, and outh sides of the buildings. The marquee sign of the development will be a 10,329.7 square foot roof sign on top of the podium level along Las Vegas Boulevard South. The roof sign is designed as a part of the building and will increase the height of the building to 236 feet. The dominant feature of the sign package is the animated signs that total 42,264 square feet. The plans depict the animated signs stretching all along the Las Vegas Boulevard South facade and on a portion of the Elvis Presley Boulevard facade. The animated signs are complemented with a series of illuminated wall signs, 32,811 square feet that will be used primarily for direction and identification. Three wall signs are located at the top of the 735 foot high-rise tower with 1 of the signs having its lowest point at 435 feet above grade. A majority of the proposed freestanding and monument signs are located at the northern driveway with the remaining signs positioned next to the building entrances along Las Vegas Boulevard South and Elvis Presley

Boulevard. The freestanding and monument signs are designed on a human scale and the primary function is directional.

The use permits also included a 2,592 square foot temporary sign while the resort is under construction. The temporary sign is mounted on the existing fence located on the property line.

Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400042 (UC-0489-08):

Current Planning

- Until May 5, 2021 to commence.
- 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 condition for ADET-1367-17 (UC-0489-08):

Current Planning

- Until May 5, 2018 to commence to match the current expiration of PACs 06-47392, 07-07220, and 07-17708.
- Applicant is advised that future extensions of time must be heard by the Board of County Commissioners; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for C-0489-08:

Current Planning

- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Civil Engineering

- All signs to remain 10 feet from the right-of-way and maintain sight visibility requirements;
- No sign in or above the sidewalk or easements;
- Sign 80-11 to be relocated outside of the existing pedestrian bridge easement.

Applicant's Justification

The applicant indicates this is the third extension of time for UC-0489-08. This request is being filed with 8 other requests for extensions of time (on the same site) and is required because the current owners recently purchased the uncompleted project and need time to review and evaluate all existing land use approvals before commencing the project. The applicant is working towards progressing on the project by replacing all existing bond approvals and obtaining building permits to continue construction. The applicant is requesting a 3 year extension of time and would like all approvals to run concurrently.

Prior Land Use R	equests		
Application Number	Request	Action	Date
DR-19-0428	Changes and modifications to an approved resort hotel (Drew formally Fontaineblean)	Approved by BCC	July 2019
ET-18-400040 (DR-0289-09)	Second extension of time for a redesign of a loading dock and cover	Approved by BCC	April 2018
ET-18-400042 (UC-0489-08)	Second extension of time for deviations for roof signs and modified separation requirements	Approved by BCC	April 2018
ET-18-400043 (UC-0932-06)	Second extension of time for the resort hotel	Approved by BCC	April 2018
ET-18-400044 (UC-0233-07)	Second extension of time for a use permit to increase the number of resort condominiums with kitchens	Approved by BCC	April 2018
ET-18-400045 (DR-0213-08)	Second extension of time to redesign east façade of parking garage/convention facility	Approved by BCC	April 2018
ET-18-400046 (UC-0698-07)	Second extension of time to increase building heigh and square footage of project	Approved by BCC	April 2018
ET-18-400047 (UC-1515-06)	Second extension of time for alternative	Approved by BCC	April 2018
ET-18-400048 (UC-1242-06)	Se ond extension of time to allow modular buildings during construction of the resort hotel	Approved by BCC	April 2018
ADET-1371-17 (DR-0213-08)	First extension of time to redesign east façade of parking garage convention facility	Approved by ZA	December 2017
ADET 1369-17 (UC-0698-07)	First extension of time to increase building height and square footage of project	Approved by ZA	December 2017
ADET-1368-17 (DR-0289-09)	First extension of time to redesign loading dock	Approved by ZA	December 2017
ADET-1367-17 (UC-0489-08)	First extension of time for roof signs and modified separation requirements	Approved by ZA	December 2017
ADET-1366-17 (UC-1515-06)	First extension of time for alternative landscaping on east property line	Approved by ZA	December 2017
ADET-1365-17 (UC-0932-06)	First extension of time for the resort hotel	Approved by ZA	December 2017
ADET-1364-17 (UC-0233-07)	First extension of time to increase the number of resort condominiums with kitchens	Approved by ZA	December 2017

Application Number	Request	Action	Date
ADET-1363-17	First extension of time to allow modular buildings	Approved	Docember
(UC-1242-06)	during construction of the resort hotel	by ZA	2017
AG-0889-17	Consent to assignment and assumption of Fontainebleau Las Vegas Resort development agreement	Approved by BCC	August 2017
WS-0370-15	Extension to off-site bond improvements	Approved by BCC	November 2015
SC-0207-15	Renamed Riviera Boulevard to Elvis Presley Boulevard	Approved by PC	May 2015
WS-0214-11	Extension to off-site bond improvements	Approved by BCC	July 2011
DA-0311-09	Third amendment to development agreement	Approved by BCC	June 2009
DR-0289-09	Redesigned loading dock area	Approved by BCC	June 2009
SC-0288-09	Allowed an alternative floor/unit numbering system	approved by PC	June 2009
DA-0951-08	Second amendment to development agreement	Approved by BCC	November 2008
UC-0489-08	Deviations for pof signs and modified separation requirements	Approved by BCC	June 2008
DR-0213-08	Redesigned east leçade of parking	Approved by BCC	April 2008
DA-0949-07	First amendment to development agreement	Approved by BCC	August 2007
UC-0698-07	hereased building height and square footage of	Approved by BCC	July 2007
DA-0343-07	Development agreement for the site	Approved by BCC	April 2007
UC-0233-07	Increased the number of resort condominiums with kitchens	Approved by PC	April 2007
UC-1515-06	Alternative landscaping on east property line	Approved by BCC	Decembe 2006
UC 0932-00 (WC 0334-06)	Waiver of conditions to amend the development agreement condition for early permits	Approved by BCC	Decembe 2006
UC-12\(\frac{2}{2}\)-06	Allowed modular buildings during construction of the resort hotel		October 2006
UC-0932-06	Resort hotel	Approved by BCC	October 2006
UC-0065-01 (ET-0060-04)	Second extension of time for a use permit to allow a resort, hotel, and casino	Approved by BCC	April 2004
UC-1168-01 (ET-0059-04)	Second extension of time for a use permit for additions to a hotel and casino	Approved by BCC	April 2004

Application Number	Request	Action	Date
UC-1591-04	Temporary batch plant - expired	Approved by PC	October 2004
WS-1855-00 (ET-0008-04)	Third extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved PC	February 2004
UC-1168-01 (ET-0400-02)	Extension of time for a use permit for additions to a hotel and casino	by BCC	February 2003
UC-1539-02	Expansion to a previously approved recreational facility in conjunction with approved condomnium towers	b) BCC	December 2002
ET-0025-02 (WS-1855-00)	Extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved by PC	March 2002
UC-1168-01	Additions to a hotel and casino-expired	Approved by BCC	January 2002
UC-0955-01	Temporary batch plant in conjunction with a construction project	Approved by PC	September 2001
UC-0065-01	Resort, botel, and casino	Approved by BCC	March 2001
WS-1855-00	Waiver of development standards to increase the neight of an off-premises sign and to increase the square (ootage of an off-premises sign - expired	Approved by PC	February 2001
UC-0681-94 (ET-99-0236)	Extension of time to exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1999
UC-0681-94	Exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1995
VC-0550-95	Celular transmission/receiving facility consisting of roof nounted panel antennas and a 300 square foot roof or an existing hotel tower	Approved by PC	May 1995
UC-0996-94	Single outdoor concert and temporary tents	Approved by PC	June 1994
VC-0413-94	Requested for temporary construction barrier and temporary signage in conjunction with an existing hotel and casino	Approved by PC	May 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped (approved for a sports
			arena)

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial Tourist	P-F	Parking for the Las Vegas
			Convention Center
East	Commercial Tourist	H-1	Turnberry Place (residential high-
			rise)
West	Commercial Tourist	H-1 & U-V	Circus Circus Resort Hotel & The
			Sky mixed-use development

Related Applications

Related Applicat	10118
Application Number	Request
ET-21-400074	An extension of time for a design review requiring changes and
(DR-19-0428)	modifications to an approved resort hotel is a companion item on this agenda.
ET-21-400075	An extension of time for a design review requiring the redesign of a loading
(DR-0289-09)	dock structure and cover for a resort hotel is a companion item on this agenda.
ET-21-400078	An extension of time for a use permit to all w a personal service business,
(UC-0923-06)	retail sales, permanen makeup, and wall signage in conjunction with an
	existing office complex is a companion item on this agenda.
ET-21-400079	An extension of time for a use permit to increase the number of resort condo
(UC-0233-07)	units in onjunction with an approved resort hotel is a companion item on
	this agenda.
ET-21-400080	An extension of time for a design review for the exterior elevation of the east
(DR-0213-08)	wall of the convention/parking facility of a previously approved resort hotel
	is a companion item on this agenda.
ET-21-400082	an extension of time for a use permit allowing increased building height and
(UC-0698-07)	deviations to development standards is a companion item on this agenda.
ET-21-400083	An extension of time for a use permit to allow deviations to development
(UZ-1515-06)	standards in conjunction with a resort is a companion item on this agenda.
ET-21-400084	An extension of time for a use permit to allow office buildings (modular
(UC-(242-06)	buildings in an H-1 (Limited Resort and Apartment) zone is a companion
	item on this agenda.
1 1	

STANDARDS FOR APPROVAL:

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

Analysis³

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.

This request has been filed to allow the new owner to have more time to research prior and use applications and to obtain the necessary permits to complete the project. Staff has no objection to the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until July 17, 2024 to complete;
- Prior to final Certificate of Occupancy, new and use applications for final uses and design to replace all prior land use applications.
- Applicant is advised that the County is currently rewriting Vitle 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 varrant 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:

APPINICANT: SHERYL KASS

CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV

89101

RESORT HOTEL (TITLE 30)

ELVIS PRESLEY BLVD/LAS VEGAS BLVD S

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST ET-21-400078 (UC-0923-06)-JDR OWNER, LLC:

USE PERMITS THIRD EXTENSION OF TIME to commence the following: 1) a resort hotel/casino consisting of 2,929 hotel rooms; 2) 959 resort condominion units; 3) public areas including all casino areas, showrooms, live entertainment areas, shopping center areas, indoor and outdoor dining areas, entertainment areas, offices, meeting and convention areas, back of house areas, and parking structures; 4) increase the height of the high-rise tower; 5) kitchens within the rooms; 6) associated accessory and incidental commercial uses, buildings, and structures; 7) a construction office and office within the parking structure; and 8) deviations from development standards.

<u>DEVIATIONS</u> for the following: 1) reduce the on-site parking requirements; 2) reduce the number of loading spaces; 3) permit tandom parking spaces; 4) encroachment into airspace; and 5) all other deviations as shown per plans on file.

<u>DESIGN REVIEWS</u> for the following: 1) a poort hote casino and resort condominium highrise tower; 2) water features; and 3) all other accessory and incidental buildings and structures on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winnester TS/jgh jo (For possible action)

RELATED INFORMATION:

APN:

162-09-617-001; 162-09-617-002

USE PERMITS:

- 1. Permit a resort hotel/asino consisting of 2,929 hotel rooms.
- 2. Permit 959 resort condominium units.
- 3. Public areas including all casino areas, showrooms, live entertainment areas, shopping center areas, indoor and outdoor dining areas, entertainment areas, offices, meeting and convention areas, back-of-house areas, and parking structures.
- 4. Increase the height of the high-rise tower to 735 feet where 100 feet is the standard.
- 5. Ritcher's within the rooms.
- 6. Associated accessory and incidental commercial uses, buildings, and structures.
- 7. A 9,400 square foot construction office and 20,000 square foot office within the parking structure.
- 8. All other deviations from development standards as shown on plans.

DEVIATIONS:

- 1. Reduce the number of parking spaces required from 7,870 parking spaces to 5,745 parking spaces (a 27% reduction).
- 2. Reduce the number of loading spaces from 68 spaces.
- 3. Allow for up to 30% of the required parking or 1,724 parking spaces to be tandem parking.
- 4. Encroachment into airspace.
- 5. All other deviations as shown per plans on file.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 2777 Las Vegas Boulevard South
- Site Acreage: 24.5
- Number of Lots/Units: 2,880 (resort hotel rooms)/1,020 (reson condominium rooms with kitchens)
- Project Type: Resort hotel
- Building Height (feet): 735
- Square Feet: 8,204,320
- Parking Required/Provided: 8,855/6,198 deviation approved under UC-0698-07)

History & Site Plan

The applicant received previous approval of an administrative extension of time on December 28, 2017 with a condition that the application commence by May 5, 2018 to align with the expiration date of building permits PAC 06-47392 07-07220, and 07-17708.

UC-0932-06 was previously approved for a resort hotel/casino with various components and amenities, and included all associated accessary and incidental commercial uses, buildings, and structures. Since approval, the project has been revised by subsequent applications and the ownership of the project has changed. Today, the resort hotel/casino consists of 2,880 resort hotel rooms and 1,020 resort condominium rooms with kitchens. The street level plan for the resort will house several elements including the casino, bars and lounges, the hotel entrance and quest registration area, coffee shop, restaurants, several other retail centers, and a garden.

Landscaping

Previously approved plans depict an attractively landscaped pedestrian realm area that is provided along both Las Vegas Boulevard South and Elvis Presley Boulevard, and includes outdoor patios, a detached sidewalk along Las Vegas Boulevard South, planting areas, enhanced paving, and several water features.

Elevations

Previously approved plans show the podium levels of the building will include EIFS wall finishes, block, metal wall panels, and glass wall systems. The high-rise portion of the building will consist of non-reflective glass screen walls over metal panels.

Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400043 (UC-0932-06):

Current Planning

- Until May 5, 2021 to commence.
- 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 ADET-1368-17 (UC-0932-06):

Current Planning

- Until May 5, 2018 to commence to match the current expiration of PACs 06-47392, 07-07220, and 07-17708.
- Applicant is advised that future extensions of time must be heard by the Board of County Commissioners; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-0932-6:

Current Planning

- A development agreement as agreed upon by the applicant to mitigate and address issues identified by the Technical Reports and Studies;
- Expunge the following land use applications: UC-0250-04, UC-1168-01, UC-0955-01, UC-0065-01, and UC-2042-96,
- Coordinate with Clark County Traffic Engineering to reduce where possible the number of driveways done Elvis Presley Boulevard;
- Provide 5 feet of landscaping along Elvis Presley Boulevard, with remainder of setbacks used for letached sidewalk (approximately 10-foot total width of sidewalk) to be used as the pedestrian realm;
- Compliance with transportation element;
- All applicable standard conditions for this application type.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; approval of this use permit only approves any relaxed standards that depart from the development and improvement standards required by Title 30 provided such relaxed standards completely comply with the approved plans on file; any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Civil Engineering

- A roadway width of 85 feet from the centerline of Las Vegas Boulevard South, with a 15 foot wide detached sidewalk be provided;
- Excess right-of-way for Las Vegas Boulevard South may be landscaped by the applicant until such time that widening of Las Vegas Boulevard South occurs;
- Providing emergency access for Turnberry Place via Elvis Presley Boulevard in accordance with the agreement in place;
- Drainage study and compliance;
- Traffic study and compliance;
- Traffic study to also address: a) Evaluation of traffic control needs and determination of contributory shares of future traffic control devices, costs, and measures, b) Evaluation of access and circulation patterns proposed, c) Pedestrian safety needs d) Determination of lane configurations at proposed project access points necessary to accommodate projected traffic volumes, e) Determine the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes, the minimum effective width on Las Vegas Boulevard South is 10 feet, f) Turnover analysis for the porte-ochere and accommendation of mitigation measures as applicable, g) Impacts to regional air quality due to traffic generated by this development, h) Identification and implementation of maffic Demand Management (TDM) measures with a follow-up study and presentation of the Board of County Commissioners (BCC) within 1 year of opening to the public;
- Any physical improvements identified in the traffic study needed to accommodate vehicular and redestrian volumes generated by the project may require additional rightof-way dedication to Clark County;
- Traffic study to also include impact mitigation plan to be reviewed by the staffs of Freeway and Arterial System of Transportation (FAST), Clark County Development Services, Civil Engineering Division and Clark County Public Works, Traffic Management Division with the plan to be approved by the BCC;
 - Construct full off-site improvements with improvements meeting current County standards or an acceptable equivalent;
- Construct a fourth northbound through lane along the projects frontage on Las Vegas Boulevard South
- Construct exclusive right turn lanes on Las Vegas Boulevard South and Elvis Presley Boulevard for projects' driveways that provide public access as required by the traffic study;
- Any median modifications to be coordinated with Clark County Public Works Beautification project;
- Right-of-way dedication required for all through and turn lanes;
- If sidewalk is outside of the right-of-way, execute agreements requiring the developer to maintain sidewalks and be responsible for any liability relating to the sidewalks and hold Clark County harmless;

- Any non-standard improvements within the right-of-way will require a License and Maintenance Agreement with Clark County;
- Grant necessary easements to Clark County for public access and roadway along Las Vegas Boulevard South to accommodate a proportionate share of a 100 foot half street;
- Project showing nonstandard improvements, including walls and water features within the additional easement area required by the master transportation plan along Las Vegas Boulevard South.
- Applicant is advised that upon widening of Las Vegas Boulevard South or the
 construction of other public access facilities, portions of their pedestrian realm and/or
 water features may have to be eliminated.

Department of Aviation

- No building permits shall be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;
- Applicant is required to file a valid Federal Aviation Administration (FAA) Form 7460-1,
 "Notice of Proposed Construction of Alteration" with the FAA in accordance with 14 CFR Part 77;
- Alternatively, the applicant may submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- Applicant must also receive either a permit from the Director of Aviation or a variance from the Airport Mazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48.120 of the Clark County Unified Development Code.
- Applicant, its successors, assigns, licensees, invitees, and tenants are advised that the Federal viation Administration will no longer approve remedial noise mitigation measures for incompatible development, impacted by aircraft operations, which was constructed after October 1, 1998, herefore, funds will not be available in the future should the applicant, its successors, assigns, licensees, invitees, and tenants wish to be purchased or soundproofed; issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; the Federal Aviation Administration (FAA) will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

Applicant's Justification

The applicant indicates this is the third extension of time for UC-0923-06. This request is being filed with 8 other requests for extensions of time (on the same site) and is required because the current owners recently purchased the uncompleted project and need time to review and evaluate all existing land use approvals before commencing the project. The applicant is working towards progressing on the project by replacing all existing bond approvals and obtaining building

permits to continue construction. The applicant is requesting a 3 year extension of time and would like all approvals to run concurrently.

Prior Land Use R Application	Request	Action	Date
Number	Request		Date
DR-19-0428	Changes and modifications to an approved resort	Approved	July
	hotel (Drew formally Fontainebleau)	by BCC	2019
ET-18-400040	Second extension of time for a redesign of a	Approved	April
(DR-0289-09)	loading dock and cover	by BCC	2018
ET-18-400042	Second extension of time for deviations for roof	Approved	April
(UC-0489-08)	signs and modified separation requirements	by BCC	2018
ET-18-400043	Second extension of time for the resort hote	Approved	April
(UC-0932-06)		by BCC	2018
ET-18-400044	Second extension of time for a use permit to	Approved	April
(UC-0233-07)	increase the number of resort condominiums with kitchens	by BCC	2018
ET-18-400045	Second extension of time to redesign east façade	Approved	April
(DR-0213-08)	of parking garage/convention facility	by BCC	2018
ET-18-400046	Second extension of time to increase building	Approved	April
(UC-0698-07)	height and square footage of project	by BCC	2018
ET-18-400047	Second extension of time for alternative	Approved	April
(UC-1515-06)	landscaping on east property line	by BCC	2018
ET-18-400048	Second extension of lime to allow modular	Approved	April
(UC-1242-06)	buildings during construction of the resort hotel	by BCC	2018
ADET-1371-17	First extension of time to redesign east façade of	Approved	Decembe
(DR-0213-08)	parking garage/convention (acility	by ZA	2017
ADET-1369-17	First extension of time to increase building height	Approved	Decembe
(UC-0698-07)	and square footage of project	by ZA	2017
ADET-1368-17	First extension of time to redesign loading dock	Approved	Decembe
(DR-0289-09)	area	by ZA	2017
ADET-1367-17	First extension of time for roof signs and modified	Approved	Decembe
(UC-0489-08)	separation requirements	by ZA	2017
ADET 1366-1	First extension of time for alternative landscaping	Approved	Decembe
(UC-15)(5-06)	on east property line	by ZA	2017
ADET-1365-17	First extension of time for the resort hotel	Approved	Decembe
(UC-0932-06)		by ZA	2017
ADEY-1364-17	First extension of time to increase the number of	Approved	Decembe
(UC-0233-07)	resort condominiums with kitchens	by ZA	2017
ADET-1363-17	First extension of time to allow modular buildings	Approved	Decembe
(UC-1242-06)	during construction of the resort hotel	by ZA	2017
AG-0889-17	Consent to assignment and assumption of Fontainebleau Las Vegas Resort Development Agreement	Approved	August 2017

Application Number	Request	Action	Date
WS-0370-15	Extension to off-site bond improvements	Approved by BC	November 2015
SC-0207-15	Renamed Riviera Boulevard to Elvis Presley Boulevard	Approved PC	May 2015
WS-0214-11	Extension to off-site bond improvements	Approved by BCC	July 2011
DA-0311-09	Third amendment to development agreement	by BCC	June 2009
DR-0289-09	Redesigned loading dock area	Approved by BCC	June 2009
SC-0288-09	Allowed an alternative floor/unit numbering system	Approved by PC	June 2009
DA-0951-08	Second amendment to development agreement	Approved by BCC	November 2008
UC-0489-08	Deviations for roof signs and modified separation requirements	Approved by BCC	June 2008
DR-0213-08	Redesigned east façade of parking garage/convention facility	Approved by BCC	April 2008
DA-0949-07	First amendment to development agreement	Approved by BCC	August 2007
UC-0698-07	Increased building heigh and square footage of	Approved by BCC	July 2007
DA-0343-07	Development agreement for the six	Approved by BCC	April 2007
UC-0233-07	horreased the number of resort condominiums with kitchens	Approved by PC	April 2007
UC-1515-06	Alternative landscaping on east property line	Approved by BCC	December 2006
(WC-0334-06)	Waiver of conditions to amend the development agreemen condition for early permits	Approved by BCC	December 2006
UC-1242-06	Allowed modular buildings during construction of the resort hotel	Approved by PC	October 2006
UC-0932-06	Resort hotel	Approved by BCC	October 2006
UC-0065-01 (ET-0060-04)	Second extension of time for a use permit to allow a resort, hotel, and casino	Approved by BCC	April 2004
UC-1168-01 (ET-0059-04)	Second extension of time for use permit for additions to a hotel and casino	Approved by BCC	April 2004
UC-1591-04	Temporary batch plant - expired	Approved by PC	October 2004

Application Number	Request	Action	Date
WS-1855-00 (ET-0008-04)	Third extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved by PC	February 2004
UC-1168-01 (ET-0400-02)	Extension of time for a use permit for additions to a hotel and casino	Approved by BCC	February 2003
UC-1539-02	Expansion to a previously approved recreational facility in conjunction with approved condominium towers	Approved by BCC	December 2002
ET-0025-02 (WS-1855-00)	Extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved by PC	March 2092
UC-1168-01	Additions to a hotel and casino - expired	Approved by BCC	January 2002
UC-0955-01	Temporary batch plant in conjunction with a construction project.	Approved by PC	September 2001
UC-0065-01	Resort, hotel, and casino	Approved by BCC	March 2001
WS-1855-00	Waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign - expired	Approved by PC	February 2001
UC-0681-94 (ET-0236-99)	extension of time for exterior remodel in conjunction with an existing how and casino	Approved by PC	July 1999
UC-0681-94	Exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1995
UC-0580-95	Celular transmission receiving facility consisting for roof mounted panel antennas and a 300 square for roof on an existing hotel tower	Approved by PC	May 1995
UC-0996-94	Single outdoor concert and temporary tents	Approved by PC	June 1994
VC-0413-94	Temporary construction barrier and temporary signage in conjunction with an existing hotel and casino	Approved by PC	May 1994

Surrounding Land Use

	Rlapned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped (approved for a sports arena)
South	Commercial Tourist	P-F	Parking for the Las Vegas Convention Center

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Commercial Tourist	H-1	Turnberry Place (residential high-rise)
West	Commercial Tourist	H-1 & U-V	Circus Circus Resort Hotel & The Sky mixed-use development

Related Applications

кегатей Аррисат	10113
Application Number	Request
ET-21-400074	An extension of time for a design review requiring changes and modifications
(DR-19-0428)	to an approved resort hotel is a companion item on this agenda.
ET-21-400075	An extension of time for a design review requiring the edesign of a loading
(DR-0289-09)	dock structure and cover for a resort hotel is a companion item on this agenda.
ET-21-400077	An extension of time for a use permit with deviations to development
(UC-0489-08)	standards for signage is a companion item on this agenda.
ET-21-400079	An extension of time for a use permit to increase the number of resort condo
(UC-0233-07)	units in conjunction with an approved resort lotel is a companion item on this agenda.
ET-21-400080	An extension of time for a design review for the exterior elevation of the east
(DR-0213-08)	wall of the convention/purking facility of a previously approved resort hotel is a companion item on this agenda.
ET-21-400082	An extension of time for a use permit allowing increased building height and
(UC-0698-07)	deviations to development standards is a companion item on this agenda.
ET-21-400083	An exension of time for a use permit to allow deviations to development
(UC-1515-06)	standards in conjunction with a resort is a companion item on this agenda.
ET-21-400084	an extension of time for a use permit to allow office buildings (modular
(UC-1242-06)	buildings) in an H-1 (Limited Resort and Apartment) zone 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.

This request has been filed to allow the new owner to have more time to research prior land use applications and to obtain the necessary permits to complete the project. Staff has no objection to the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until July 17, 2024 to complete;
- Prior to final Certificate of Occupancy, new land use applications for final uses and design to replace all prior land use applications.
- Applicant is advised that the County is currently rewriting Tine 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

No comment.

Clark County Water Reclamation District (CWRD)

No comment.

TAB/CAC: APPROVALS: PROTEST:

APPLICANT: SHERYL KASS

CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

07/07/21 BCC AGENDA SHEET

RESORT CONDOMINIUMS (TITLE 30)

ELVIS PRESLEY BLVD/LAS VEGAS BLVD S

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST ET-21-400079 (UC-0233-07)-JDR OWNER, LLC:

<u>USE PERMIT THIRD EXTENSION OF TIME</u> to commence the increase of the number of resort condominiums (with kitchens) in conjunction with an approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

162-09-617-001; 162-09-617-002

USE PERMIT:

Permit 1,020 resort condominious (with kitchens) where 959 resort condominiums were previously approved (UC-0932-06) for a resort hotel (The Drew Las Vegas).

LAND USE PLAN.

WINCHESTER/PARADISE - COMMERCIAL TOWRIST

BACKGROUND:

Project Description

General Summary

- Site Address: 2777 Las Vegas Boulevard South
- Site Asreage: 24.5
- Number of Lots Units 2,880 (resort hotel rooms)/1,020 (resort condominium rooms with kitchens)
- Project Type: Resort condominiums
 - Building Height (feet): 735
- Square Feet: 8,204,320
- Rarking Required/Provided: 8,855/6,198 (deviation approved under UC-0698-07)

History & Site Plan

The applicant previously received approval of an administrative extension of time on December 28, 2017, with a condition that the application commence by May 5, 2018, to align with the expiration date of building permits PAC 06-47392, 07-07220, and 07-17708.

UC-0233-07 was approved to increase the number of resort condominium units (with kitchens) associated with a previously approved resort hotel (Fontainebleau) per UC-0932-06 to 1,020 units from 959 and reduce the overall number of hotel rooms to 2,880 from 2,929. The site plan depicted no other changes to the square footage of the accessory and incidental uses, land scaping around the site, or the height of the tower from the previously approved applications.

Landscaping -

No change was proposed from what was previously approved for landscaping.

Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400044 (UC-0233 07):

Current Planning

- Until May 5, 2021 to commence.
- 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 AD T-7364-17 (U 233-07):

Current Planning

- Until May 5, 2018 to commence to match the current expiration of PACs 06-47392, 07-07220, and 07-17788.
- Applicant is advised that future extensions of time must be heard by the Board of County
 Commissioners; a substantial change in creumstances or regulations may warrant denial
 or added conditions to an extension of time; and that any change in circumstances or
 regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-0233-07:

Current Planning

- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Civil Engineering

Compliance with UC-0932-06.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this is the third extension of time for UC-0233-07. This request is being filed with 8 other requests for extensions of time (on the same site) and is required because the current owners recently purchased the uncompleted project and need time to review and evaluate all existing land use approvals before commencing the project. The applicant is working owards progressing on the project by replacing all existing bond approvals and obtaining building permits to continue construction. The applicant is requesting a 3 year extension of time and would like all approvals to run concurrently.

Application Number	Request	Action	Date
DR-19-0428	Changes and modifications to an approved resort hotel (Drew formally Fontainebleau)	Approved by BCC	July 2019
ET-18-400040 (DR-0289-09)	Second extension of time for a redesign of a loading dock and cover	Approved by BCC	April 2018
ET-18-400042 (UC-0489-08)	Second extension of time for deviations for roof signs and modified separation requirements	Approved by BCC	April 2018
ET-18-400043 (UC-0932-06)	Second extension of time for the resort hotel	by BCC	April 2018
ET-18-400044 (UC-0233-07)	Second extension of time for a use permit to increase the number of resort condominiums with kitchens	Approved by BCC	April 2018
ET-18-400045 (DR-0213-08)	Second extension of time to redesign east façade of parking garage/onvention facility	Approved by BCC	April 2018
ET-18-400046 (UC-0698-07)	Second extension of time to increase building heigh and square footage of project	Approved by BCC	April 2018
ET-18-400047 (UC-1515-06)	Second extension of the for alternative	Approved by BCC	April 2018
ET-18-400048 (UC-1242-06)	Second extension of time to allow modular buildings during construction of the resort hotel	Approved by BCC	April 2018
ADET-1371-17 (DR-0213-08)	First extension of time to redesign east façade of parking garage convention facility	Approved by ZA	December 2017
ADET 1369-17 (UC-0698-07)	First extension of time to increase building height and square footage of project	Approved by ZA	December 2017
ADET-13\(8-17\) (DR-0289-09)	First extension of time to redesign loading dock area	Approved by ZA	December 2017
ADET-1367-17 (UC-0489-08)	First extension of time for roof signs and modified separation requirements	Approved by ZA	December 2017
ADET-1366-17 (UC-1515-06)	First extension of time for alternative landscaping on east property line	Approved by ZA	December 2017
ADET-1365-17 (UC-0932-06)	First extension of time for the resort hotel	Approved by ZA	Decembe 2017
ADET-1364-17 (UC-0233-07)	First extension of time to increase the number of resort condominiums with kitchens	Approved by ZA	December 2017

Application Number	Request	Action	Date
ADET-1363-17	First extension of time to allow modular buildings	Approved	December
(UC-1242-06)	during construction of the resort hotel	by ZA	2017
AG-0889-17	Consent to assignment and assumption of	Approved	August
	Fontainebleau Las Vegas Resort development agreement	by BCC	2017
WS-0370-15	Extension to off-site bond improvements	Appro ed BCC	November 2015
SC-0207-15	Renamed Riviera Boulevard to Elvis Presley Boulevard	Approved by PC	May 2015
WS-0214-11	Extension to off-site bond improvements	Approved by BCC	July 2011
DA-0311-09	Third amendment to development agreement	Approved by BCC	June 2009
DR-0289-09	Redesigned loading dock area	Approved by BCC	June 2009
SC-0288-09	Allowed an alternative floor/unit numbering system	pproved by PC	June 2009
DA-0951-08	Second amendment to development agreement	Approved by BCC	November 2008
UC-0489-08	Deviations for roof signs and modified separation requirements	Approved by BCC	June 2008
DR-0213-08	Redesigned east uçade of parking garage convention facility	Approved by BCC	April 2008
DA-0949-07	First amendment to development agreement	Approved by BCC	August 2007
UC-0698-07	Increased building height and square footage of	Approved by BCC	July 2007
DA-0343-07	Development agreement for the site	Approved by BCC	April 2007
UC-0233-07	Increased the number of resort condominiums with kitchens	Approved by PC	April 2007
UC-1515-06	Alternative landscaping on east property line	Approved by BCC	December 2006
U 0932-0	Waiver of conditions to amend the development	Approved	December
(WC\0334-06)	agreement condition for early permits	by BCC	2006
UC-1242-06	Allowed modular buildings during construction of the resort hotel	Approved by PC	October 2006
UC-0932-06	Resort hotel	Approved by BCC	October 2006
UC-0065-01	Second extension of time for a use permit to allow	Approved	April
(ET-0060-04)	a resort, hotel, and casino by BCC 2004		
UC-1168-01 (ET-0059-04)	Second extension of time for a use permit for additions to a hotel and casino	Approved by BCC	April 2004

Application Number	Request	Action	Date
UC-1591-04	Temporary batch plant - expired	Approved by PC	October 2004
WS-1855-00 (ET-0008-04)	Third extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved by PC	February 2004
UC-1168-01 (ET-0400-02)	Extension of time for a use permit for additions to a hotel and casino	by BCC	February 2003
UC-1539-02	Expansion to a previously approved recreational facility in conjunction with approved condomnium towers	b) BCC	December 2002
ET-0025-02 (WS-1855-00)	Extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved by PC	March 2002
UC-1168-01	Additions to a hotel and casino - expired	by BCC	January 2002
UC-0955-01	Temporary batch plant in conjunction with a construction project	Approved by PC	September 2001
UC-0065-01	Resort, herel, and casino	Approved by BCC	March 2001
WS-1855-00	Waiver of development standards to increase the neight of an off-premises sign and to increase the square footage of an off-premises sign - expired	Approved by PC	February 2001
UC-0681-94 (ET-0236-99)	extension of time for exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1999
UC-0681-94	Exterior remodel in conjunction with an existing	Approved by PC	July 1995
VC-0550-95	Certular transmission/receiving facility consisting of roof mounted panel antennas and a 300 square foot roof on an existing hotel tower	Approved by PC	May 1995
UC-0990-94	Single outdoor concert and temporary tents	Approved by PC	June 1994
VC 0413-94	Requested for temporary construction barrier and temporary signage in conjunction with an existing hotel and casino	Approved by PC	May 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped (approved for a sports
			arena)

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial Tourist	P-F	Parking for the Lax Vegas
			Convention Center
East	Commercial Tourist	H-1	Turnberry Place residential high-
	·		rise)
West	Commercial Tourist	H-1 & U-V	Circus Circus Resort Hotel & The
			Sky mixed-use development

Related Applications

Related Applicat	
Application Number	Request
ET-21-400074	An extension of time for a design review requiring changes and modifications
(DR-19-0428)	to an approved resort hotel is a companion item on this agenda.
ET-21-400075	An extension of time for a design review requiring the redesign of a loading
(DR-0289-09)	dock structure and cover for a resort hotel is a companion item on this agenda.
ET-21-400077	An extension of time for a use permit with deviations to development
(UC-0489-08)	standards for signage is a companion item on this agenda.
ET-21-400078	An extension of time for a permit to allow a personal service business,
(UC-0923-06)	retail sales, permanent makeup, and wall signage in conjunction with an existing office complex is a companion item on this agenda.
ET-21-400080	An extension of time for a design review for the exterior elevation of the east
(DR-0213-08)	wall of the convention/parking facility of a previously approved resort hotel is a companion item on this agenda.
ET-21-400082	An expension of time for a use permit allowing increased building height and
(UC-0698-07)	deviations to development standards is a companion item on this agenda.
ET-21-400083	an extension of time for a use permit to allow deviations to development
(UC-1515-06)	standards in conjunction with a resort is a companion item on this agenda.
ET-21-400084	An extension of time for a use permit to allow office buildings (modular
(UZ-1242-06)	buildings) in an H-1 (Limited Resort and Apartment) zone 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 defied 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.

This request has been filed to allow the new owner to have more time to research prior land use applications and to obtain the necessary permits to complete the project. Staff has no objection to the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until July 17, 2024 to complete;
- Prior to final Certificate of Occupancy, new land use applications for final uses and design to replace all prior land use applications.
- Applicant is advised that the County is currently rewriting Tine 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

• No comment.

Clark County Water Reclamation District (CWRD)

No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SHERYL KASS

CONTACY: GASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV

89101

07/07/21 BCC AGENDA SHEET

RESORT HOTEL (TITLE 30)

ELVIS PRESLEY BLVD/LAS VEGAS BLVD S

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST ET-21-400080 (DR-0213-08)-JDR OWNER, LLC:

<u>DESIGN REVIEW THIRD EXTENSION OF TIME</u> to commence the exterior elevation of the east wall of the convention/parking facility of a previously approved resort total (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

162-09-617-001; 162-09-617-002

LAND USE PLAN:

WINCHESTER/PARADISE COMMERCIAL TOURISE

BACKGROUND:

Project Description

General Summarx

- Site Address: 2777 Las Vegas Boulevard South
- Site Acreage: 24.5
- Number of Lots/Units: 2,880 (resort hotel rooms)/1,020 (resort condominium rooms with kitchens)
- Project Type: Resort hotel
- Building Heigh (feet): 738
- Square Feet: 8,204,320/
- Parking Required/Provided: 8,855/6,198 (deviation approved under UC-0698-07)

History & Site Plan

The applicant previously received approval of an administrative extension of time on December 28, 2017, with a condition that the application commence by May 5, 2018, to align with the expiration date of building permits PAC 06-47392, 07-07220, and 07-17708.

UC-0698-07 was approved with various conditions to address the design of the east façade of the parking and convention facility, which faces the adjacent Turnberry Place residential high rise and the subject design review was intended to address compliance with the stated conditions. Plans showed no exhaust or ventilation discharge off the east side of the building and the

building is set back from the east property line from 39 feet to 40 feet, consistent with the previously approved use permit.

Landscaping

No changes were proposed to the approved landscaping with the design review

Elevations

The previously approved plans show an EIFS wall system with a metal louver system mounted to the wall to screen the openings of the garage. Section drawings show that the louver system is designed to screen views and vehicle lights from the garage levels to the adjacent Tumberry Place development. The color palette included blue and grey ones, consistent with the approved architecture for the remainder of the resort hotel. The building height for the parking and convention facility was shown to be 230 feet from the datum point as stated in the conditions of approval of UC-0698-07.

Previous Conditions of Approval

Listed below are the approved conditions for NC-18-400045 (DR-02):

Current Planning

- Until May 5, 2021 to commence.
- 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.

Listed below are the approved conditions for ADET-1371-17 (DR-0213-08):

Current Planning

- Until May 5, 2018 to commence to match the current expiration of PACs 06-47392, 07-07220, and 07-17708.
- Applicant is advised that future extensions of time must be heard by the Board of County Commissioners; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for DR-0213-08:

Current Planning

- Exhaust fans shall not discharge off the east side of the convention/parking facility except for emergency exhaust;
- Design review as a public hearing for significant changes to the plans;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this is the third extension of time for DR-0213-08. This request is being filed with 8 other requests for extensions of time (on the same site) and is required because the current owners recently purchased the uncompleted project and need time to review and evaluate all existing land use approvals before commencing the project. The applicant is working towards progressing on the project by replacing all existing bond approvals and obtaining building permits to continue construction. The applicant is requesting a 3 year extension of time and would like all approvals to run concurrently.

Prior Land Use K	equesis	1	
Application Number	Request	Action	Date
DR-19-0428	Changes and modifications to an approved resort hotel (Drew formally Formallebleau)	Approved by BCC	July 2019
ET-18-400040 (DR-0289-09)	Second extension of time for a redesign of a loading dock and cover	Approved by BCC	April 2018
ET-18-400042 (UC-0489-08)	Second extension of time for deviations for roof signs and modified separation requirements	Approved by BCC	April 2018
ET-18-400043 (UC-0932-06)	Second extension of time for the resort hotel	Approved by BCC	April 2018
ET-18-400044 (UC-0233-07)	Second extension of time for a use permit to increase the number of resort condominiums with kitchens	Approved by BCC	April 2018
ET-18-400045 (DR-0213-08)	Second extension of time o redesign east façade of parking garage/convention facility	Approved by BCC	April 2018
ET-18-400046 (UC-0698-07)	Second extension of time to increase building height and square lostage of project	Approved by BCC	April 2018
ET 8-400047 (UC-1515-06)	Second extension of time for alternative landscaping on east property line	Approved by BCC	April 2018
ET-18-400048 (UC-1242-06)	Second extension of time to allow modular buildings during construction of the resort hotel	Approved by BCC	April 2018
ADET-1371-17 (DR-0213-08)	First extension of time to redesign east façade of parking garage/convention facility	Approved by ZA	December 2017
ADET-136947 (UC-0698-07)	First extension of time to increase building height and square footage of project	Approved by ZA	December 2017
ADET 1368-17 (DR-0289-09)	First extension of time to redesign loading dock area	Approved by ZA	December 2017
ADET-1367-17 (UC-0489-08)	First extension of time for roof signs and modified separation requirements	Approved by ZA	December 2017
ADET-1366-17 (UC-1515-06)	First extension of time for alternative landscaping on east property line	Approved by ZA	December 2017

Application	Request	Action	Date
Number			\wedge
ADET-1365-17	First extension of time for the resort hotel	Approved	December
(UC-0932-06)		by ZA	2017
ADET-1364-17	First extension of time to increase the number of	Approved	December
(UC-0233-07)	resort condominiums with kitchens	by ZA	2017
ADET-1363-17	First extension of time to allow modular buildings	Approved	Recember
(UC-1242-06)	during construction of the resort hotel	by ZA	2017
AG-0889-17	Consent to assignment and assumption of Fontainebleau Las Vegas Resort development agreement	Approved by BCC	August 2017
WS-0370-15	Extension to off-site bond improvements	Approved by BCC	November 2015
SC-0207-15	Renamed Riviera Boulevard to Rivis Presley Boulevard	Approved by PC	May 2015
WS-0214-11	Extension to off-site bond improvements	Approved by BCC	July 2011
DA-0311-09	Third amendment to development agreemen	Approved by BCC	June 2009
DR-0289-09	Redesigned loading dock are	Approved by BCC	June 2009
SC-0288-09	Allowed an alternative floor/unit numbering	Approved by PC	June 2009
DA-0951-08	Second amendment to development agreement	Approved by BCC	Novembe 2008
UC-0489-08	Deviations for roof signs and modified separation requirements	Approved by BCC	June 2008
DR-0213-08	redesigned cast açade of parking garage/convention facility	Approved by BCC	April 2008
Dx-0949-07	First mendment to development agreement	Approved by BCC	August 2007
UC-0698-07	Increased building height and square footage of project	Approved by BCC	July 2007
PA-0343-07	Development agreement for the site	Approved by BCC	April 2007
U 0233-0	In reased the number of resort condominiums with kitchens	Approved by PC	April 2007
UC-15\5-06	Alternative landscaping on east property line	Approved by BCC	December 2006
UC-0932-06 (WC-0334-06)	Waiver of conditions to amend the development agreement condition for early permits	Approved by BCC.	Decembe 2006
UC-1242-06	Allowed modular buildings during construction of the resort hotel	Approved by PC	October 2006
UC-0932-06	Resort hotel	Approved by BCC	October 2006

Application Number	Request	Action	Date
UC-0065-01	Second extension of time for a use permit to allow	Approved	April
(ET-0060-04)	a resort, hotel and casino	by BCC	2004
UC-1168-01	Second extension of time for a use permit for	Approved	April
(ET-0059-04)	additions to a hotel and casino	by BCC	2004
UC-1591-04	Temporary batch plant - expired	Approved by PC	October 2004
WS-1855-00	Third extension of time for a waiver of	Approved	February
(ET-0008-04)	development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	by PC	2004
UC-1168-01	Extension of time for a use permit for additious to a	Approved	February
(ET-0400-02)	hotel and casino	by BCC	2003
UC-1539-02	Expansion to a previously approved recreational facility in conjunction with approved condominium towers	Approved by BCC	December 2002
ET-0025-02	Extension of time for a waiver of development	Approved	March
(WS-1855-00)	standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	by PC	2002
UC-1168-01	Additions to a hotel and asino - expired	Approved by BCC	January 2002
UC-0955-01	Temporary batch plant in conjunction with a construction project	Approved by PC	September 2001
UC-0065-01	Resort, hotel, and casino	Approved by BCC	March 2001
WS-1855-00	Waiver of development standards to increase the	Approved	February
	height of an off-premises sign and to increase the square footage of an off-premises sign - expired	by PC	2001
C-0681-94 (ET-0236-99)	Extension of time for exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1999
UC-0681-94	Exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1995
UC-0550-95	Cellular transmission/receiving facility consisting of oof mounted panel antennas and a 300 square oot roof on an existing hotel tower	Approved by PC	May 1995
UC-09\6-94	Single outdoor concert and temporary tents	Approved by PC	June 1994
VC-0413-94	Requested for temporary construction barrier and temporary signage in conjunction with an existing hotel and casino	Approved by PC	May 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped (approved for a sports arena)
South	Commercial Tourist	P-F	Parking for the Las Vegas Convention Center
East	Commercial Tourist	H-1	Turnberry Place (residential high-rise)
West	Commercial Tourist	H-1 & U-V	Circus Circus Resort Hotel & The Sky mixed-use development

Related Applications

Related Applicat	lions		
Application Number	Request		
ET-21-400074	An extension of time for a design review requiring changes and		
(DR-19-0428)	modifications to an approved resort hotel is companion item on this agenda.		
ET-21-400075	An extension of time for a design review requiring the redesign of a loading		
(DR-0289-09)	dock structure and cover for a resort hotel is a companion item on this agenda.		
ET-21-400077	An extension of time for a use permit with deviations to development		
(UC-0489-08)	standards for signage is a companion item on this agenda.		
ET-21-400078	An extension of time for a use permit to allow a personal service business,		
(ÚC-0923-06)	retail sales, permanent makeup, and wall signage in conjunction with an		
(existing office complex is a companion item on this agenda.		
ET-21-400079	An extension of time for a use permit to increase the number of resort condo		
(UC-0233-07)	units in conjunction with an approved resort hotel is a companion item on		
,	nis agenda.		
ET-21-400082	An extension of time for use permit allowing increased building height and		
(UC-0698-07)	deviations to development standards is a companion item on this agenda.		
EV-21-400083	An exension of time for a use permit to allow deviations to development		
(UC-15/15-96)	standards in conjunction with a resort is a companion item on this agenda.		
ET-2(-400084	An extension of time for a use permit to allow office buildings (modular		
(UC-1242-06)	build ngs) in an H-1 (Limited Resort and Apartment) zone 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.

This request has been filed to allow the new owner to have more time to research prior and use applications and to obtain the necessary permits to complete the project. Staff has no objection to the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until July 17, 2024 to complete;
- Prior to final Certificate of Occupancy, new and use applications for final uses and design to replace all prior land use applications.
- 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 varrant 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

No comment

Clark County Water Reclamation District (CCWRD)

No comment.

TAB/CAC:

PROTEST:

APPLICANT: SHERYL KASS

CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV

89101

07/07/21 BCC AGENDA SHEET

BUILDING HEIGHT (TITLE 30)

ELVIS PRESLEY BLVD/LAS VEGAS BLVD S

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST ET-21-400082 (UC-0698-07)-JDR OWNER, LLC:

USE PERMITS THIRD EXTENSION OF TIME to commence the following: 1) increased building height; and 2) deviations from development standards.

<u>DEVIATIONS</u> for the following: 1) reduce the on-site parking requirements; and 2) all other deviations as shown per plans on file.

<u>DESIGN REVIEW</u> for modifications to a previously approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

162-09-617-001; 162-09-617-002

USE PERMITS:

- 1. a. Increase the height of the podium to 111 feet (west facade along Las Vegas Boulevard South) where previously approved at 81 feet.
 - b. In rease the leight of the podium to 164 feet (south facade along Elvis Presley Boul vard) where previously approved at 137 feet.
 - c. Increase the height of the parking garage east facade to 213.5 feet (south end) and 218.5 feet (north end) along the east wall line. Farther west on the roof the height for a mechanical cooling tower and acoustic screen wall is up to 258.5 feet.
- 2. Permit deviations from development standards.

DEVIATIONS:

- Reduce the amount of required parking from 8,855 spaces to 6,198 parking spaces, (a 30% reduction) where previously approved as a 27% reduction.
- 2. Permit all other deviations as shown per plans on file.

LAND USE PLAN:

WINCHESTÉR/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

• Site Address: 2777 Las Vegas Boulevard South

• Site Acreage: 24.5

• Number of Lots/Units: 2,880 (resort hotel rooms)/1,020 (resort condominium rooms with kitchens)

Project Type: Building height
Building Height (feet): 735
Square Feet: 8,204,320

• Parking Required/Provided: 8,855/6,198 (deviation approved under UC-06\8-07)

History & Site Plan

The applicant received previous approval of an administrative extension of time on December 28, 2017, with a condition that the application commerce by May 5, 2018, to align with the expiration date of building permits PAC 06-47392, 07-07220, and 07-17708.

UC-0698-07 was previously approved to increase the total floor area from 7,046,928 square feet (as approved by UC-0932-06) to 8,204,320 square feet, increase the height of 2 podium structures, and reduce the number of required parking. The increase in floor area was due to the addition of a second level below grade parking garage, an increase in floor area within the structures, and a miscalculation of floor area from the original application. To compensate for the increase in floor area the applicant requested a corresponding reduction in parking from 8,865 parking spaces to 1,196 parking spaces which amounted to a 30% reduction.

Elevations

The previously approved plans illustrated an increase to the height of both the podium structure and the attached parking garage; the maximum height of the podium on the west side of the site adjacent to Las Vegas Boulevard South is 11 feet, and the south facade along Elvis Presley Boulevard is 164 feet. The east facade of the parking garage, closest to Turnberry, incorporated terracing of the building design. The exterior elevation treatments were consistent with the previous approval by the use of NFS treatments, aluminum architectural louvers, and a glass curtain wall system.

Floor Plans

The previously approved project contains 2,898,488 square feet for the hotel tower, 2,578,945 square feet of casino, convention, retail, dining, showroom, and all other related facilities, 2,409,880 square feet for the parking garage, 266,160 square feet for the pool decks, central plant, and theater lofts, and 140,847 square feet for elevators and stairways, for a total project floor area of \$,204,320 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400046 (UC-0698-07):

Current Planning

• Until May 5, 2021 to commence.

 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 ADET-1369-17 (UC-0698-07);

Current Planning

- Until May 5, 2018 to commence to match the current expiration of PACs 06-4739 07-07220, and 07-17708.
- Applicant is advised that future extensions of time must be heard by the Board of County Commissioners; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-0698-07:

Current Planning

- An amendment to the Development Agreement to resolve additional impacts created by the addition of the 1,247,392 square feet of floor area;
- Design review as a public hearing for significant changes to the plans:
- The convention/parking facility lighting will be designed so as to minimize any impact on the Turnberry property while still meeting Illuminating Engineering Society (IES) recommendations for safety and security purposes, all lighting shall be shielded and directed downwards so as not to directly shine on the adjacent Turnberry property;
- The parking garage guardrail/knee-way shall be constructed so as to prevent vehicle lights from spining into the Turnberry property;
- No vehicles will be allowed to drive on or park on top of the convention/parking facility;

 Exhaust fan shall not discharge off the east side of the convention/parking facility nor shall any mechanical equipment be located between the convention/parking facility and the Turberry property except for occasional operation of emergency generators;
- The height of the convention/parking facility will not exceed 230 feet and any portion of the above application requesting approval of any height in excess of 230 feet is to be withdrawn, for purposes of this application, and for the clarification of all parties, this 230 feet is to be measured from the southeast corner of the site adjacent to the sidewalk on Elvis Presley Boulevard, technically described as datum point 2051.5 feet AMSL, buther, no application is to be filed at any time in the future seeking an increase in the height of the convention/parking facility above this 230 feet;
- There will be a follow-up design review as a public hearing on the exterior appearance of the east wall of the convention/parking facility facing the Turnberry property, this design review shall seek input from the Turnberry property as to the exterior appearance of the wall, which exterior appearance shall be compatible with the presently planned structural design of the convention/parking facility, consistent with overall architectural design of the Fontainebleau and/or Turnberry project, and shall not exceed one million dollars:

- The exterior truck ramp on the convention/parking facility, as shown on the approved plans, shall be eliminated, subject to Clark County approval, the loading dock driveway on the exterior of the convention/parking facility shall be covered save and except for the ingress and egress portions of this driveway, if the covering of this driveway is approved by Clark County, and subject to then meeting applicable LEED (Leadership in Energy and Environmental Design) standards, this covering shall itself be covered with artificial turf as determined by the applicant, the ingress and egress portions of this dri eway while not covered shall be walled subject to Clark County approval and subject to existing site and architectural/structural conditions, any change to LEED contrication shall be included in the development agreement to include the amended savings;
- The roof of the convention/parking facility shall be properly maintained and kept free of debris and clutter:
- The recreational vehicle parking, bus services and all trash recontacles shall be kept below grade level and shall be interior to the convention parking facility;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Civil Engineering

• Compliance with UC-0932-06.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this is the third extension of time for UC-0698-07. This request is being filed with 8 other requests for extensions of time (on the same site) and is required because the current owners recently purchased the uncompleted project and need time to review and evaluate all existing land use approvals before commercing the project. The applicant is working towards progressing on the project by replacing all existing bond approvals and obtaining building permits to continue construction. The applicant is requesting a 3 year extension of time and would like all approvals to run consurrently.

Application Number	Request	Action	Date
DR-19-0428	Changes and modifications to an approved resort botel (Drew formally Fontainebleau)	Approved by BCC	July 2019
ET-18 400040 (DR-0289-09)	Second extension of time for a redesign of a loading dock and cover	Approved by BCC	April 2018
ET-18-400042 (UC-0489-08)	Second extension of time for deviations for roof signs and modified separation requirements	Approved by BCC	April 2018
ET-18-400043 (UC-0932-06)	Second extension of time for the resort hotel	Approved by BCC	April 2018

Application Number	Request	Action	Date
ET-18-400044 (UC-0233-07)	Second extension of time for a use permit to increase the number of resort condominiums with kitchens	Approved by BCC	April 2018
ET-18-400045 (DR-0213-08)	Second extension of time to redesign east façade of parking garage/convention facility	Approved by BCC	April 2018
ET-18-400046 (UC-0698-07)	Second extension of time to increase building height and square footage of project	Approved BCC	April 2018
ET-18-400047 (UC-1515-06)	Second extension of time for alternative landscaping on east property line	Approved by BCC	April 2018
ET-18-400048 (UC-1242-06)	Second extension of time to allow prodular buildings during construction of the resort hatel	Approved by BCC	April 2018
ADET-1371-17 (DR-0213-08)	First extension of time to redesign east façade of parking garage/convention facility	Approved by ZA	December 2017
ADET-1369-17 (UC-0698-07)	First extension of time to increase building height and square footage of project	Approved by ZA	December 2017
ADET-1368-17 (DR-0289-09)	First extension of time to redesign loading dock area	Approved by ZA	December 2017
ADET-1367-17 (UC-0489-08)	First extension of time for roof signs and modified separation requirements	Approved by ZA	December 2017
ADET-1366-17 (UC-1515-06)	First extension of time for alternative landscaping on east property line	Approved by ZA	December 2017
ADET-1365-17 (UC-0932-06)	First extension of time for the resort hotel	Approved by ZA	December 2017
ADET-1364-17 (UC-0233-07)	First extension of time to increase the number of resort condominiums with witchens	Approved by ZA	December 2017
ADET-1363-17 (UC-1242-06)	First extension of time to allow modular buildings during construction of the resort hotel	Approved by ZA	December 2017
AQ-0889-17	Consent to assignment and assumption of Fortainebleau Las Vegas Resort development agreement	Approved by BCC	August 2017
WS-0370-15	Extension to off-site bond improvements	Approved by BCC	November 2015
\$C-0207-15	Renamed Riviera Boulevard to Elvis Presley Boulevard	Approved by PC	May 2015
WS-0214-11	Extension to off-site bond improvements	Approved by BCC	July 2011
DA-0311-09	Third amendment to development agreement	Approved by BCC	June 2009
DR-0289-09	Redesigned loading dock area	Approved by BCC	June 2009
SC-0288-09	Allowed an alternative floor/unit numbering system	Approved by PC	June 2009

Application Number	Request	Action	Date
DA-0951-08	Second amendment to development agreement	Approved by BCC	Nevember 2008
UC-0489-08	Deviations for roof signs and modified separation requirements	Approved by BCC	June 2008
DR-0213-08	Redesigned east façade of parking garage/convention facility	Approved by BCC	april 2008
DA-0949-07	First amendment to development agreement	pproved by BCC	August 2007
UC-0698-07	Increased building height and square footage of project	Approved by BCC	July 2007
DA-0343-07	Development agreement for the site	Approved by BCC	April 2007
UC-0233-07	Increased the number of resort condominiums with kitchens	Approved by PC	April 2007
UC-1515-06	Alternative landscaping on east property line	Approved by BCC	December 2006
UC-0932-06 (WC-0334-06)	Waiver of conditions to amend the development agreement condition for early permits	Approved by BCC	December 2006
UC-1242-06	Allowed modular buildings during construction of the resort hotel	Approved by PC	October 2006
UC-0932-06	Resort hotel	Approved by BCC	October 2006
UC-0065-01 (ET-0060-04)	second extension of time for a use permit to allow a resort, hotel and easino	Approved by BCC	April 2004
UC-1168-01 (ET-0059-04)	Second extension of time or a use permit for additions to a hotel and casino	Approved by BCC	April 2004
UC-1591-04	Temporary batch plant expired	Approved by PC	October 2004
WS-1855-00 (ET-0008-04)	Third extension of time for a waiver of development sandards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	by PC	February 2004
C-1168-01 (EX-0400-02)	Extension of time for a use permit for additions to a hovel and casino	Approved by BCC	February 2003
UC-\539-02	Expansion to a previously approved recreational facility in conjunction with approved condominium towers	Approved by BCC	December 2002
ET-0025-02 (WS-1855-00)	Extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved by PC	March 2002
UC-1168-01	Additions to a hotel and casino - expired	Approved by BCC	January 2002

Application Number	Request	Action	Date
UC-0955-01	Temporary batch plant in conjunction with a construction project.	Approved by PC	September 2001
UC-0065-01	Resort, hotel, and casino	Approved by BCC	March 2001
WS-1855-00	Waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign - expired	Approved by PC	February 2001
ET-99-400236 (UC-0681-94)	Extension of time for exterior remodel in conjunction with an existing hotel and cosino	Approved by PC	July 1999
UC-0681-94	Exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1995
UC-0550-95	Cellular transmission/receiving facility consisting of roof mounted panel antennas and a 300 square foot roof on an existing hotel lower	Approved by PC	May 1995
UC-0996-94	Single outdoor concert and temporary tents	Approved by PC	June 1994
VC-0413-94	Requested for temporary construction barrier and temporary signage in conjunction with an existing hotel and casino	Approved by PC	May 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped (approved for a sports arena)
South	Commercial Tourist	P-F	Parking for the Las Vegas Convention Center
East	Commercial Tourist	H-1	Turnberry Place (residential high-rise)
West	Commercial Tourist	H-1 & U-V	Circus Circus Resort Hotel & The Sky mixed-use development

Related Applications

Monteon : delange			
Application	Request		
Number			
ET-21-400074	An extension of time for a design review requiring changes and modifications		
(DR-19,0428)	to an approved resort hotel is a companion item on this agenda.		
ET-21-400075	An extension of time for a design review requiring the redesign of a loading		
(DR-0289-09)	dock structure and cover for a resort hotel is a companion item on this		
	agenda.		
ET-21-400077	An extension of time for a use permit with deviations to development		
(UC-0489-08)	standards for signage is a companion item on this agenda.		

Related Applications

Application	Request
Number	
ET-21-400078	An extension of time for a use permit to allow a personal service business,
(UC-0923-06)	retail sales, permanent makeup, and wall signage in conjunction with an
	existing office complex is a companion item on this agenda.
ET-21-400079	An extension of time for a use permit to increase the number of esort condo
(UC-0233-07)	units in conjunction with an approved resort hotel is a companion item on this
	agenda.
ET-21-400080	An extension of time for a design review for the extension of the east
(DR-0213-08)	wall of the convention/parking facility of a previously approved resort hotel is
	a companion item on this agenda.
ET-21-400083	An extension of time for a use permit to allow deviations to de elopment
(UC-1515-06)	standards in conjunction with a resort is a companion item on this agenda.
ET-21-400084	An extension of time for a use permit to allow office buildings (modular
(UC-1242-06)	buildings) in an H-1 (Limited Resort and Apartment) zone is a companion
•	item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request neets 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.

This request has been filed to allow the new owner to have more time to research prior land use applications and to obtain the necessary permits to complete the project. Staff has no objection to the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until July 17, 2024 to complete;
- Prior to final Certificate of Occupancy, new land use applications for final uses and design to replace all prior land use applications.
- Applicant is advised that the County is currently rewriting Title 30 and further 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: SHERY KASS

CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV

89101

07/07/21 BCC AGENDA SHEET

LANDSCAPING (TITLE 30)

ELVIS PRESLEY BLVD/LAS VEGAS BLVD S

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST ET-21-400083 (UC-1515-06)-JDR OWNER, LLC:

USE PERMIT THIRD EXTENSION OF TIME to commence deviations to development standards.

<u>DEVIATIONS</u> for the following: 1) permit alternative landscaping; and 2) permit all other deviations shown per plans on file in conjunction with an approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Lone.

Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

162-09-617-001; 162-09-617-002

DEVIATIONS:

- 1. To permit alternative landscaping on a portion of the eastern side of the site where a landscape strip with a screen wall was previously approved (UC-0932-06).
- 2. Permit all other deviations as shown per plans on file.

LAND USE PLAN

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 2777 Las Vegas Boulevard South
- Site Acreage: 24.5
- Number of Lots/Units: 2,880 (resort hotel rooms)/1,020 (resort condominium rooms with kitchens)
- Project Type: Landscaping
- Building Height (feet): 735
- Square Feet: 8,204,320
- Parking Required/Provided: 8,855/6,198 (deviation approved under UC-0698-07)

History & Site Plan

The applicant received approval of an Administrative Extension of Time on December 28, 2017, with a condition that the application commence by May 5, 2018, to align with the expiration date of building permits PAC 06-47392, 07-07220, and 07-17708.

UC-0932-06 was approved with a condition requiring the provision of an emergency access route for Turnberry Place, a residential high rise development to the east. To comply with this condition, the project plans needed to be revised to accommodate a ramp which resulted in the elimination of a portion of landscaping and screen wall.

Landscaping

The previously approved plans that the applicant provided showed alternative landscaping which included 6 trees placed around the ramp in areas where the planting would not interfere with the function of the ramp.

Previous Conditions of Approval

Listed below are the approved conditions for 1-18-40004 (UC-15) 5-06):

Current Planning

- Until May 5, 2021 to commence.
- 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.

Listed below are the approved conditions for ADET-\366-17 (UC-1515-06):

Current Planning

- Until May 3 2018 to commence to match the current expiration of PACs 06-47392, 07-07220 and 07-17708.
- Applicant is advised that future extensions of time must be heard by the Board of County Commissioners; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-1515-06:

Current Planning

- All applicable standard conditions for this application type.
- Applicant is advised that approval of this use permit only approves any relaxed standards that depart from the development and improvement standards required by Title 30 provided such relaxed standards completely comply with the approved plans on file; any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Department of Aviation

• Compliance with UC-0932-06.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this is the third extension of time for UC-1515-06. This request is being filed with 8 other requests for extensions of time (on the same site) and is required because the current owners recently purchased the uncompleted project and need time to review and evaluate all existing land use approvals before commencing the project. The applicant is working towards progressing on the project by replacing all existing bond approvals and obtaining building permits to continue construction. The applicant is requesting a 3 year extension of time and would like all approvals to run concurrently.

Application Number	Request	Action	Date
DR-19-0428	Changes and modifications to an approved resort hotel (Drew formally Fontal nebleau)	Approved by BCC	July 2019
ET-18-400040 (DR-0289-09)	Second extension of time for a redesign of a loading dock and cover	Approved by BCC	April 2018
ET-18-400042 (UC-0489-08)	Second extension of time for deviations for roof signs and modified separation requirements	Approved by BCC	April 2018
ET-18-400043 (UC-0932-06)	Second extension of time for the esort hotel	Approved by BCC	April 2018
ET-18-400044 (UC-0233-07)	Second extension of time for a use permit to increase the number of resort condominiums with kitchens	Approved by BCC	April 2018
ET-18-400045 (DR-0213-08)	Second extension of time to redesign east façade of parking garage/convention facility	Approved by BCC	April 2018
PT-18-400046 (UC-0698-07)	Second extension of time to increase building height and square footage of project	Approved by BCC	April 2018
ET-18-400047 (UC-15\5-06)	Second extension of time for alternative landscaping on east property line	Approved by BCC	April 2018
T-18-40 048 (UC-1242-06)	Second extension of time to allow modular by ldings during construction of the resort hotel	Approved by BCC	April 2018
ADBT-1371-17 (DR-0213-08)	First extension of time to redesign east façade of parking garage/convention facility	Approved by ZA	December 2017
ADET-1369-17 (UC-0698-07)	First extension of time to increase building height and square footage of project	Approved by ZA	December 2017
ADET-1368-17 (DR-0289-09)	First extension of time to redesign loading dock area	Approved by ZA	December 2017

Application Number	Request	Action	Date
ADET-1367-17	First extension of time for roof signs and modified	Approved	December
(UC-0489-08)	separation requirements	by ZA	2017
ADET-1366-17	First extension of time for alternative landscaping	Approved	December
(UC-1515-06)	on east property line	by ZA	2017
ADET-1365-17	First extension of time for the resort hotel	Approved	December
(UC-0932-06)	^ \	by ZA	2017
ADET-1364-17	First extension of time to increase the number of	Approved	December
(UC-0233-07)	resort condominiums with kitchens	by ZA	2017
ADET-1363-17	First extension of time to allow modular buildings	Approved	December
(UC-1242-06)	during construction of the resort hotel	b ZA	2017
AG-0889-17	Consent to assignment and assumption of	Approved	August
	Fontainebleau Las Vegas Resort development	by BCC	2017
	agreement		
WS-0370-15	Extension to off-site bond improvements	Approved	November
		by BCC	2015
SC-0207-15	Renamed Riviera Boulevard to Elvis Nesley	Approved	May 2015
	Boulevard	by PC	
WS-0214-11	Extension to off-site bond improvements	Approved	July 2011
		by BCC	
DA-0311-09	Third amendment to development agreement	Approved	June 2009
		by BCC	
DR-0289-09	Redesigned loading dock area	Approved	June 2009
		by BCC	
SC-0288-09	Allowed an afternative floor/unit numbering	Approved	June 2009
	system	by PC	
CA-0951-08	Second amendment to development agreement	Approved	November
		by BCC	2008
UC-0489-08	Deviations for roof signs and modified separation	Approved	June 2008
	requirements	by BCC	
DR-0213-08	Redesigned east façade of parking	Approved	April
21 20 20 27	garage/convention facility	by BCC	2008
DA-0949-07	First amendment to development agreement	Approved	August
717 0000 0	T 11 11 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1	by BCC	2007
UC-0698-0	Increased building height and square footage of	Approved	July 2007
D 4 0342 07	project	by BCC	1 11
DA-03\\3-07	Development agreement for the site	Approved	April
TTO 0222 07	Transport the manufacture of an extra section (1)	by BCC	2007
UC-0233-07	Increased the number of resort condominiums with	Approved	April
TIC 1515 0C	kitchens	by PC	2007
UC-1515-06	Alternative landscaping on east property line	Approved by BCC	December 2006

Application Number	· ·		
UC-0932-06	Waiver of conditions to amend the development	Approved	December
(WC-0334-06)	agreement condition for early permits	by BCC	2006
UC-1242-06	Allowed modular buildings during construction of	Approved	October
	the resort hotel	by PC	2006
UC-0932-06	Resort hotel	Approved	October
		by BCC	2006
UC-0065-01	Second extension of time for a use permit to allow	Approved	Aphil
(ET-0060-04)	a resort, hotel, and casino	by BCC	2004
UC-1168-01	Second extension of time for a use permit for	pproved	April
(ET-0059-04)	additions to a hotel and casino	b) BCC	2004
UC-1591-04	Temporary batch plant - expired	Approved by PC	October 2004
WS-1855-00	Third extension of time for a waiver of	Approved	February
(ET-0008-04)	development standards to increase the height of an	by PC	2004
	off-premises sign and increase the square footage		
	of an off-premises sign	>	
UC-1168-01	Extension of time for a use permit for addition to a	Approved	February
(ET-0400-02)	hotel and casino	by BCC	2003
UC-1539-02	Expansion to a previously approved recreational	Approved	December
	facility in conjunction with approved condominium	by BCC	2002
	towers		
ET-0025-02	Extension of time for a waive of development	Approved	March
(WS-1855-00)	standards to increase the height of an off-premises	by PC	2002
` (sign and to increase the square footage of an off-	,	
	premise sign		
UC-1168-01	Additions to a hotel and casino - expired	Approved	January
		by BCC	2002
UC-0955-01	Temporary batch plant in conjunction with a	Approved	Septembe
	construction project	by PC	2001
UC-0065-01	Resort, hotel, and casino	Approved	March
		by BCC	2001
WS-1835-00	Waiver of development standards to increase the	Approved	February
	height of an off-premises sign and to increase the	by PC	2001
	square footage of an off-premises sign - expired		
UC-0681-94	Extension of time for exterior remodel in	Approved	July 1999
(ET-0236-99)	conjunction with an existing hotel and casino	by PC	
UC-0681-94	Exterior remodel in conjunction with an existing	Approved	July 1995
	hotel and casino	by PC	
UC-0550-95	Cellular transmission/receiving facility consisting	Approved	May 1995
	of roof mounted panel antennas and a 300 square	by PC	
	foot roof on an existing hotel tower		
UC-0996-94	Single outdoor concert and temporary tents	Approved	June 1994
		by PC	

Application Number	Request	Action	Date
VC-0413-94	Temporary construction barrier and temporary signage	Approved	May 1994
	in conjunction with an existing hotel and casino	by PC/	7

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped (approved for a sports arepa)
South	Commercial Tourist	P-F	Parking for the Las Vegas Convention Center
East	Commercial Tourist	H-1	Turnberry Place (residential high-rise)
West	Commercial Tourist	H-1 & U-V	Circus Circus Resort Hotel & The Sky mixed-use development

Related Applications

Kelated Applicat	ions	
Application Number	Request	
ET-21-400074	An extension of time for a design review requiring changes and modifications	
(DR-19-0428)	to an approved resort holel is a companion item on this agenda.	
ET-21-400075	An extension of time for a design review requiring the redesign of a loading	
(DR-0289-09)	dock structure and cover for a resort hotel is a companion item on this agenda.	
ET-21-400077	An exension of time for a use permit with deviations to development	
(UC-0489-08)	standards for signage is a companion item on this agenda.	
ET-21-400078	An extension of time for a use permit to allow a personal service business,	
(UC-0923-06)	retail sales permanent makeup, and wall signage in conjunction with an existing office complex is a companion item on this agenda.	
ET-21-400079	An extension of time for a use permit to increase the number of resort condo	
(UC-0233-07)	un's in conjunction with an approved resort hotel is a companion item on this agenda.	
ET-21 400080	An extension of time for a design review for the exterior elevation of the east	
(DR-02\3-08)	wall of the convention/parking facility of a previously approved resort hotel is	
	a companion item on this agenda.	
ET 21-400082	Ax extension of time for a use permit to allow increased building height and	
(UC-0698-07)	deviations from development standards is a companion item on this agenda.	
ET-21-400084	An extension of time for a use permit to allow office buildings (modular	
(UC-1242-96)	buildings) in an H-1 (Limited Resort and Apartment) zone 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 himitation 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.

This request has been filed to allow the new owner to have more time to research prior and use applications and to obtain the necessary permits to complete the project. Staff has no objection to the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until July 7, 2024 to complete;
- Prior to final Certificate of Occupancy, new land use applications for final uses and design to replace all prior land use applications.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

• No comment.

Clark County Water Reclamation District (CCWRD)

No comment.

TAB/CAC: APPROVALS: PROTEST: APPLICANT: SHERYL KASS

CONTACT: LEBENE OHENE, 520 S. FOURTH STREET, LAS VEGAS, NV 89101



07/07/21 BCC AGENDA SHEET

OFFICE BUILDINGS (TITLE 30)

LAS VEGAS BLVD S/ELVIS PRESEEY BLVD

APP, NUMBER/OWNER/DESCRIPTION OF REQUEST ET-21-400084 (UC-1242-06)-JDR OWNER, LLC:

USE PERMIT THIRD EXTENSION OF TIME to commence office buildings (modular buildings).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping requirements; and 2) eliminate the required trash enclosure

<u>DESIGN REVIEW</u> for 4 office buildings on 24.5 acres in an M-1 (Limited Resort and Apartment) Zone.

Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/igh/jo (For possible action)

RELATED INFORMATION:

APN:

162-09-617-001; 162-09-617-002

WAIVERS OF DEVELOPMENT STANDARDS:

- 1. a. Waive landscaping along Lus Velas Boulevard South and Elvis Presley Boulevard
 - b. Waive the landscape requirements within a parking lot.
- 2. Waive the trish enclosure requirements.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 2777 Las Vegas Boulevard South
- Site Acreage: 24.5
- Number of Lots/Units: 2,880 (resort hotel rooms)/1,020 (resort condominium rooms with kitchens)
- Project Type: Office building
- Building Height (feet): 735
- Square Feet: 8,204,320
- Parking Required/Provided: 8,855/6,198 (deviation approved under UC-0698-07)

History & Site Plan

The applicant received approval of an Administrative Extension of Time on December 28, 2017, with a condition that the application commence by May 5, 2018, to align with the expiration date of building permits PAC 06-47392, 07-07220, and 07-17708.

UC-1242-06 was approved for an office complex consisting of several buildings (modular buildings) that will be used as construction offices. The subject site is currently under construction for The Drew Las Vegas. Primary access to the site is from Elvis Presley Boulevard through a gated entrance that is set back 60 feet from the right-of-way. As construction progresses, the construction office buildings will be moved to different locations on the site and finally when construction is completed they will be absorbed as part of the parking structure.

Elevations

The previously approved plans depict the maximum height for all the buildings is 20 feet.

Floor Plans

The previously approved plans depict the buildings varying in size from 4,320 square feet to 1,440 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for ET-\ 8-400048 (UC-\ 242-06):

Current Planning

- Until May 5, 2021 to commence.
- 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 ADET-1363-17 (UC-1242-06):

Current Planning

- Until May 5, 2018 to commence to match the current expiration date of PACs 06-47392, 07-07220, and 07-17708.
- Applicant is advised that future extensions of time must be heard by the Board of County commissioners; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-1242-06:

Current Planning

- Submit revised plans to staff on any building relocation within the site until the buildings are phased out;
- All applicable standard conditions for this application type.
- Applicant is advised that appropriate screening is allowed in onjunction with a screen fence per Title 30.08(Fence, 4); any change in circumstances or regulations may be justification for the denial of an extension of time; and that his application must commence within 2 years of approval date or it will expire.

Civil Engineering

- Allow permit issuance for site grading prior to raffic stud and compliance;
- Traffic study and compliance to address construction raffic;
- Project may qualify for an exception to the raffic analysis with Civil Engineering Division approval;
- Gates to remain open during business hours.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this is the third extension of time for C-1242-06. This request is being filed with 8 other requests for extensions of time (on the same site) and is required because the current owners recently purchased the uncompleted project and need time to review and evaluate all existing land use approvals before commencing the project. The applicant is working towards progressing on the project by replacing all existing bond approvals and obtaining building permits to continue construction. The applicant is requesting a 3 year extension of time and would like all approvals to run concurrently.

Application Number	Request	Action	Date
DR-19-0428	Changes and modifications to an approved resort hotel (Drew formally Fontainebleau)	Approved by BCC	July 2019
DR-0289-097	Second extension of time for a redesign of a loading dock and cover	Approved by BCC	April 2018
ET-18-400042 (UC-0489-08)	Second extension of time for deviations for roof signs and modified separation requirements	Approved by BCC	April 2018
ET-18-400043 (UC-0932-06)	Second extension of time for the resort hotel	Approved by BCC	April 2018
ET-18-400044 (UC-0233-07)	Second extension of time for a use permit to increase the number of resort condominiums with kitchens	Approved by BCC	April 2018
ET-18-400045 (DR-0213-08)	Second extension of time to redesign east façade of parking garage/convention facility	Approved by BCC	April 2018

Prior Land Use R			
Application	Request	Action	Date
Number			
ET-18-400046	Second extension of time to increase building	Approved	April
(UC-0698-07)	height and square footage of project	by BCC	2018
ET-18-400047	Second extension of time for alternative	Approved	April
(UC-1515-06)	landscaping on east property line	by BCC	2018
ET-18-400048	Second extension of time to allow modular	Approved	April
(UC-1242-06)	buildings during construction of the resort hote	by BCC	2018
ADET-1371-17	First extension of time to redesign east facade of	Approved	December
(DR-0213-08)	parking garage/convention facility	by ZA	2017
ADET-1369-17	First extension of time to increase building height	pproved	December
(UC-0698-07)	and square footage of project	b\ZA	2017/
ADET-1368-17	First extension of time to redesign loading dock	Approved	December
(DR-0289-09)	area	by ZA	2017
ADET-1367-17	First extension of time for roof signs and modified	Approved	December
(UC-0489-08)	separation requirements	by ZA	2017
ADET-1366-17	First extension of time for alternative landscaping	Approved	December
(UC-1515-06)	on east property line	by ZA	2017
ADET-1365-17	First extension of time for the resort hold	Approved	December
(UC-0932-06)		by ZA	2017
ADET-1364-17	First extension of time to increase the number of	Approved	December
(UC-0233-07)	resort ondominiums with kitchens	by ZA	2017
ADET-1363-17	First extension of time to allow modular buildings	Approved	December
(UC-1242-06)	during construction of the resort hotel	by ZA	2017
AG-0889-17	Consent to assignment and assumption of	Approved	August
	Fontanebleau Las Vegas Resort development	by BCC	2017
`	agreement	,	
WS-0370-15	Extension to off-site bond improvements	Approved	November
		by BCC	2015
SC-0207-15	Renamed Riviera Boulevard to Elvis Presley	Approved	May 2015
	Boulevard	by PC	
WS-@214-11	Extension to off-site bond improvements	Approved	July 2011
		by BCC	_
DA-031\-09	Third amendment to development agreement	Approved	June 2009
		by BCC	
DR 0289-09	Redesigned loading dock area	Approved	June 2009
		by BCC	
SC-0288-09	Allowed an alternative floor/unit numbering	Approved	June 2009
	system	by PC	
DA-0951-08	Second amendment to development agreement	Approved	November
		by BCC	2008
UC-0489-08	Deviations for roof signs and modified separation	Approved	June 2008
	requirements	by BCC	
DR-0213-08	Redesigned east façade of parking	Approved	April
-	garage/convention facility	by BCC	2008

Application Number	Request	Action	Date ^
DA-0949-07	First amendment to development agreement	Approved by BCC	August 2007
UC-0698-07	Increased building height and square footage of project	Approved by BCC	July 2007
DA-0343-07	Development agreement for the site	Approved by BCC	April 2007
UC-0233-07	Increased the number of resort condominiums with kitchens	Approved by PC	April 2007
UC-1515-06	Alternative landscaping on east property line	Approved b BCC	December 2006
UC-0932-06 (WC-0334-06)	Waiver of conditions to amend the development agreement condition for early permits	Approved by BCC	December 2006
UC-1242-06	Allowed modular buildings during construction of the resort hotel	Approved by PC	October 2006
UC-0932-06	Resort hotel	Approved by BCC	October 2006
UC-0065-01 (ET-0060-04)	Second extension of time for a use permit to allow a resort, hotel, and casino	Approved by BCC	April 2004
UC-1168-01 (ET-0059-04)	Second extension of time for use permit for additions to a hotel and cusino	Approved by BCC	April 2004
UC-1591-04	Temporary batch plant - expired	Approved by PC	October 2004
WS-1855-00 (ET-0008-04)	hird extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign	Approved by PC	February 2004
UC-1168-01 (E1-0400-02)	Extension of time for a use permit for additions to a hotel and casino	Approved by BCC	February 2003
VC-1539-02	Expansion to a previously approved recreational facility in conjunction with approved condominium towers	Approved by BCC	December 2002
ET-0025-02 (WS-1855-00)	Extension of time for a waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off- premises sign	Approved by PC	March 2002
UC-1168-01	Additions to a hotel and casino - expired	Approved by BCC	January 2002
UC-0955-01	Temporary batch plant in conjunction with a construction project	Approved by PC	Septembe 2001
UC-0065-01	Resort, hotel, and casino	Approved by BCC	March 2001

Application Number	Request	Action	Date
WS-1855-00	Waiver of development standards to increase the height of an off-premises sign and to increase the square footage of an off-premises sign - expired	Approved by PC	February 2001
UC-0681-94 (ET-0236-99)	Extension of time for exterior remodel in conjunction with an existing hotel and casino	pproved by PC	July 1999
UC-0681-94	Exterior remodel in conjunction with an existing hotel and casino	Approved by PC	July 1995
UC-0550-95	Cellular transmission/receiving facility consisting roof mounted panel antennas and a 300 quare root roof on an existing hotel tower	Approved by PC	May 1995
UC-0996-94	Single outdoor concert and temporary tents	Approved by PC	June 1994
VC-0413-94	Temporary construction barrier and temporary signage in conjunction with an existing notel and casino	Approved by PC	May 1994

Surrounding Land Use

O LL I COM	dung Eune Obe	1 1	
	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	N-1	Undeveloped (approved for a sports arena)
South	Commercial Tourist	P-	Parking for the Las Vegas Convention Center
East	Commercial Tourist	H-1	Turnberry Place (residential high-rise)
West	Commercial Tourist	H-1 VU-V	Circus Circus Resort Hotel & The Sky mixed-use development

Related Applications

Regited Applicat	long	
Application	Request	
Number		
ET-21\(\)400074\	An extension of time for a design review requiring changes and modifications	
(DR-19-\428)	to an approved resort hotel is a companion item on this agenda.	
ET-21-400075	An extension of time for a design review requiring the redesign of a loading	
(DR-0289-09)	dock structure and cover for a resort hotel is a companion item on this	
	/agenda.	
ET-21-400077	An extension of time for a use permit with deviations to development	
(UC-0489-98)	standards for signage is a companion item on this agenda.	
ET-21-400078	An extension of time for a use permit to allow a personal service business,	
(UC-0923-06)	retail sales, permanent makeup, and wall signage in conjunction with an	
	existing office complex is a companion item on this agenda.	
ET-21-400079	An extension of time for a use permit to increase the number of resort condo	
(UC-0233-07)	units in conjunction with an approved resort hotel is a companion item on this	
	agenda.	

Related Applications

Application Number	Request
ET-21-400080	An extension of time for a design review for the exterior elevation of the east
(DR-0213-08)	wall of the convention/parking facility of a previously approved resort hotel is a companion item on this agenda.
ET-21-400082	An extension of time for a use permit to allow increased building height and
(UC-0698-07)	deviations from development standards is a companion item on this agenda.
ET-21-400083	An extension of time for a use permit to allow deviations to development
(UC-1515-06)	standards for landscaping 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 torth in Title 30, no substantial changes have occurred at the subject site since the original approval.

This request has been filed to allow the new owner to have more time to research prior land use applications and to obtain the necessary permits to complete the project. Staff has no objection to the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until July 17, 2024 to complete;
- Prior to final Certificate of Occupancy, new land use applications for final uses and design to replace all prior land use applications.
- Applicant is advised that the County is currently rewriting Title 30 and future land use
 applications, including applications for extensions of time, will be reviewed for
 conformance with the regulations in place at the time of application; a substantial change
 in circumstances or regulations may warrant denial or added conditions to an extension of

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

Public Works - Development Review

• Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

• No comment.

TAB/CAC: APPROVALS: PROTEST:

APPLICANT: SHERYL KASS

CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV

89101





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

	APPLICATION TYPE	STAPE	APP. NUMBER: 4R-21-900 085 DATE FILED: 5-18-31			
0	TEXT AMENDMENT (TA) ZONE CHANGE G CONFORMING (ZC) G NONCONFORMING (NZC) USE PERMIT (UC)		PLANNER ASSIGNED: PLANNER ASSIGNED: TAB/CAC: PC MEETING DATE: BCC MEETING DATE: FEE: \$\int G \int G \			
0	VARIANCE (VC) WAIVER OF DEVELOPMENT STANDARDS (WS) DESIGN REVIEW (DR) II PUBLIC HEARING ADMINISTRATIVE	PROPERTY	MAME: GVI SHLV Owner, LLC ADDRESS: 900 N. Michigan Avenue, Suite 1450 CITY: Chicago STATE: IL ZIP: 60611 TELEPHONE: CELL: E-MAIL:			
o	DESIGN REVIEW (ADR) STREET NAME / NUMBERING CHANGE (SC) WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION II) ANNEXATION	APPLICANT	NAME: GVI SHLV Owner, LLC ADDRESS: 900 N. Michigan Avenue, Suite 1450 CITY: Chicago STATE: IL ZIP: 60611 TELEPHONE: CELL: E-MAIL: REF CONTACT ID #:			
Ä	REQUEST (ANX) EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) APPLICATION REVIEW (AR) 18-400222 (WE-0528-12 (ORIGINAL APPLICATION #)	CONTREPCHOENT	NAME: Chris Kaempfer - Kaempfer Crowell Appress: 1980 Festival Plaza Drive, Suite 650 city; Las Vegas STATE: NV ZIP: 89135 TELEPHONE: 702-792-7000 CELL: E-MAIL: Clk@kcnvlaw.com REF CONTACT ID #:			
ASSESSOR'S PARCEL NUMBER(6): 162-09-703-020 PROPERTY ADDRESS and/or CROSS STREETS: Paradise Elvis Presley PROJECT DESCRIPTION: Application review (1, Ws) the undersigned swear and say that (1 am, We are) the owner(s) of record on the Tax Role of the property involved in this application, or (am, are) otherwise qualified to initiate the septiment on other than any control to the best of my knowledge and belief, and the undersigned understands that the application must be complete and accurate before a self-property for the purpose of advising the public of the proposed application. Property Owner (Print) STATE OF TIME OF STATE OF TIME OF THE PROPERTY Owner (Print)						
JENNIFER JONES OPFICIAL SEAL Notery Public, State of Illinois My Commission Expires May 03, 2021 NOTE: Cognorate declaration of authority (or equivalent), power of attorney, or simplifies declaration in						



LAS VEGAS OFFICE

CHRISTOPHER L. KAEMPPER champfer@kondaw.com 702.792.7054 LAS MEGAS OFFICE 1990 Festival Flace Drive Soile 650 Las Vegas, MV 89115 145 707,792,7050 Fax:702,798,7181

BEND OFFICE 50 West Liberty Street Sone 900 Rane, NV 39501 Tel: 775,852,2000 Fax: 735,327,2011

CAREON CITY OFFICE 610 Wast Fourth Elsest Careon City: 18V 89703 Tel: 774.884.8800 Fee: 779.882.0257

February 22, 2021

Via Electronic Upload

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

Re: WC-18-400220 (WS-0724-17); WC-18-4000219 (WS-0104-17); WC-18-400222 (WS-0528-12) Springhill Suites on Paradise Road

To Whom It May Concern:

This office represents the Springhill Suites on Paradise Road.

On November 20, 2018, the above referenced applications came on for hearing before the Clark County Commission. As you can read from the enclosed Notices of Final Action, all three applications were approved subject to certain conditions. Each approved application essentially provides that the applicant had until November 20, 2020 to commence and review. Pursuant to WC-18-400222 (WS-0528-12), this review is to be a public hearing before the Clark County Commission.

During the past year, the Springhill Suites was sold and this required review period inadvertently was neither conducted nor an extension of that review period obtained. As you can read from the attached, we have secured approval from the Director of Planning to file for this extension of time, for which we are most grateful.

By this request, we are respectfully asking that the November 20, 2020 date be extended to November 20, 2022 with regard to all of the above applications. All other conditions would remain as is and in full force and effect. Although the expansion of the LVCVA has just recently been completed, the lack of convention business (such as the recent cancellation of CES) has been absolutely devastating for the Springhill Suites. According to Rod Carter of Elite Media, Inc., the firm that handles all advertising for the Springhill Suites, "We are restricted/limited to advertising specifically related to convention business only; so with regards to business lost, 100% of all business has been lost due to the pandemic and the closure of the Convention Center."

We are all hopeful that convention/hotel operations will be back somewhat to normal by the 3rd or 4th quarters of this year, and the requested extension until November 20, 2022 will



Clark County Comprehensive Planning Department February 22, 2021 Page 2

give the County, the neighbors and others a full and fair opportunity to evaluate the impact of the Springhill Suites' advertising, once that advertising is again able to placed.

Thank you very much for your consideration of this important request; and if you have any questions or comments, please do not hesitate to contact either the undersigned at cik@kcnvlaw.com or by phone at 702-792-7046 or Lindsay Kaempfer at lkaempfer@kcnvlaw.com or by phone at 702-792-7043.

Thank you again and please stay safe and well.

Sincerely,

KAEMPFER CROWELL

Christopher L. Kaempfer

CLK/adb

cc: Lindsay Kaempfer



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

	AND RESIDENCE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TO THE PERSON	Name and Address of the Owner, where					
	APPLICATION TYPE	STAFF	APP. NUMBER: DR. 21.40086 DATE FILED: 5-1921				
D	TEXT AMENDMENT (TA)		PLANNER ASSIGNED: A! TABICAC DATE: 6:8:21				
0	ZONE CHANGE D CONFORMING (ZC) D NONCONFORMING (NZC)		PC MEETING DATE: 7-7-21				
O	USE PERMIT (UC):		FEE: \$ 650°				
D	VARIANCE (VC)		NAME: GVI SHLV Owner, LLC				
0	WAIVER OF DEVELOPMENT STANDARDS (WS)	PROPERTY	ADDRESS: 900 N. Michigan Avenue, Suite 1450 crry: Chicago state: IL zip: 60611				
O	DESIGN REVIEW (OR)		TELEPHONE: CELL:				
Q	ADMINISTRATIVE DESIGN REVIEW (ADR)						
D	STREET NAME / NUMBERING CHANGE (SC)		NAME: GVI SHLV Owner, LLC ADDRESS: 900 N. Michigan Avenue, Suite 1450				
D	WAIVER OF CONDITIONS (WC)	APPLICANT	CITY: Chicago STATE: IL ZIP: 60611 TELEPHONE: CELL:				
·	(ORIGINAL APPLICATION #)		E-MAIL:REF CONTACT ID #:				
O	ANNEXATION REQUEST (ANX)		NAME: Chris Kaempfer - Kaempfer Crowell				
	EXTENSION OF TIME (ET)		ADDRESS: 1980 Festival Plaza Drive, Suite 650				
	(ORIGINAL APPLICATION #)	CORRESCONDER	City: Las Vegas state: NV zip. 89135				
AAC	APPLICATION REVIEW (AR) -18-400219 (WS-0104-17		TELEPHONE: 702-792-7000 CELL: E-MAIL: clk@kcnvlaw.com REF CONTACT ID #:				
	(ORIGINAL APPLICATION #)	183.00	702 000				
AS	SESSOR'S PARCEL NUMBER(S):	S STREE	Ts. Paradise Elvis Presley				
PROPERTY ADDRESS and/or CROSS STREETS: Paradise Elvis Presley PROJECT DESCRIPTION: Application review							
II. We) the underlighed switer and say that (I am. We are) the owner(e) 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 electrical 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 interesting and below, and the understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the County Comprehensive Plansing Department, or its designers, to asker the premises and to install any required eights on said property for the purpose of advising the public of the proposed application.							
Property Owner (Print)							
STATE OF THE OF COOK COUNTY OF COOK SUBSCIENCE AND PROPER OF THE OR THE OF TH							
"NOTE/ Corporate declaration of authority (or equivalent), power of attorney, or signisture documentation is required if the applicant and/or property owner							



LAS VEGAS OFFICE

CHRISTOPHER L. KAEMPFER

LAS VEGAS OFFICE. 1950 Fashval Plaza Driv Surie 500 Les Vegas, NV 56135 Tel: 702/702.7000 Fast 702/705.7131

RENO OFFICE 50 West Liberty Stress Suite 20D Rens, NV \$9501 Tel: 775.852,3900 Fex: 775.327,2011

GARBON CITY OFFICE 518 West Functo Street Careen City, NV 89703 Tel: 775.884.8880 Fax: 775.882.0257

February 22, 2021

Via Electronic Upload

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

Re: WC-18-400220 (WS-0724-17); WC-18-4000219 (WS-0104-17); WC-18-400222 (WS-0528-12) Springhill Suites on Paradise Road

To Whom It May Concern:

This office represents the Springhill Suites on Paradise Road.

On November 20, 2018, the above referenced applications came on for hearing before the Clark County Commission. As you can read from the enclosed Notices of Final Action, all three applications were approved subject to certain conditions. Each approved application essentially provides that the applicant had until November 20, 2020 to commence and review. Pursuant to WC-18-400222 (WS-0528-12), this review is to be a public hearing before the Clark County Commission.

During the past year, the Springhill Suites was sold and this required review period inadvertently was neither conducted nor an extension of that review period obtained. As you can read from the attached, we have secured approval from the Director of Planning to file for this extension of time, for which we are most grateful.

By this request, we are respectfully asking that the November 20, 2020 date be extended to November 20, 2022 with regard to all of the above applications. All other conditions would remain as is and in full force and effect. Although the expansion of the LVCVA has just recently been completed, the lack of convention business (such as the recent cancellation of CES) has been absolutely devastating for the Springhill Suites. According to Rod Carter of Elite Media, Inc., the firm that handles all advertising for the Springhill Suites, "We are restricted/limited to advertising specifically related to convention business only; so with regards to business lost, 100% of all business has been lost due to the pandemic and the closure of the Convention Center."

We are all hopeful that convention/hotel operations will be back somewhat to normal by the 3rd or 4th quarters of this year, and the requested extension until November 20, 2022 will



Clark County Comprehensive Planning Department February 22, 2021

Page 2

give the County, the neighbors and others a full and fair opportunity to evaluate the impact of the Springhill Suites' advertising, once that advertising is again able to placed.

Thank you very much for your consideration of this important request; and if you have any questions or comments, please do not hesitate to contact either the undersigned at cik@kenviaw.com or by phone at 702-792-7046 or Lindsay Kaempfer at Ikaempfer@kcnvlaw.com or by phone at 702-792-7043.

Thank you again and please stay safe and well.

Sincerely,

KAEMPFER CROWELL

Christopher L. Kaempfer

CLK/adb

cc: Lindsay Kaempfer



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

	APPLICATION TYPE		APP. NUMBER: 421-400087 DATE FILED: 5-12-21			
Ö.	TEXT AMENDMENT (TA)	STAFF	PLANNER ASSIGNED: PI TABICAC: Unit Charles G. 8.21			
O	ZONE CHANGE CONFORMING (ZC) NONCONFORMING (NZC)		PC MEETING DATE: BCC MEETING DATE: 7-7-21 FEE: \$6.50°			
O	USE PERMIT (UC)		FE: 5/6 >0F			
	VARIANCE (VC)		NAME: GVI SHLV Owner, LLC			
0	WAIVER OF DEVELOPMENT STANDARDS (WS)	ROPERTY	Abbress: 900 N. Michigan Avenue, Suite 1450 crry: Chicago state: IL zip: 60611			
a	DESIGN REVIEW (DR) D PUBLIC HEARING	PROP	TELEPHONE: CELL:			
O	ADMINISTRATIVE DESIGN REVIEW (ADR)		NAME: GVI SHLV Owner, LLC			
O	STREET NAME / NUMBERING CHANGE (SC)	ANT	ADDRESS: 900 N. Michigan Avenue, Suite 1450			
O	WAIVER OF CONDITIONS (WC)	PPLICANT	CITY: Chicago STATE: IL ZIP: 60611			
	(ORIGINAL APPLICATION #)	4	TELEPHONE: CELL: E-MAIL: REF CONTACT ID #:			
O	ANNEXATION REQUEST (ANX)		Chair Managaria Managaria Sugara			
D	EXTENSION OF TIME (ET)		NAME: Chris Kaempfer - Kaempfer Crowell ADDRESS: 1980 Festival Plaza Drive, Suite 650			
	(ORIGINAL APPLICATION #)	O O	CITY: Las Vegas STATE: NV ZIP: 89135			
MC	APPLICATION REVIEW (AR) 18-400220 (WS-0724-17) (ORIGINAL APPLICATION #)	Contractor	TELEPHONE: 702-792-7000 CELL: E-MAIL: CIK@kchVlaw.com REF CONTACT ID #:			
ASSESSOR'S PARCEL NUMBER(S): 162-09-703-020						
PROPERTY ADDRESS and/or CROSS STREETS: Paradise Elvis Presley PROJECT DESCRIPTION: Application review						
(I, We) the undersigned swear and say that (I am, We are) the connects) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to intitate this application under Clark County Code: that the information on the effected legal description, all plans, and drawings attached hereb, and all the statements and accurate contained hereb, and the property involved understands. that this application must be complete and accurate before a residency of the purpose of adulting the public of the proposed application. Property Owner (Print) Property Owner (Print)						
STATE OF COUNTY OF COOK SUBSCIENCE AND STATE OF COOK May 03, 2021 **NOTE Corporate declaration of authority for equivalent), power of attorney, or alignature documentation is required if the applicant and/or property corporate of attorney is a subscience of the applicant and/or property corporate of attorney is a subscience of the applicant and/or property corporate of attorney is a subscience of the applicant and/or property corporate of attorney is a subscience of the applicant and/or property corporate of attorney is a subscience of the applicant and/or property corporate of the applicant and/or property corpo						



LAS VEGAS OFFICE

CHRISTOPHER L. KAEMPFER

LAR VEGAS OFFICE 1980 Festival Plaza Drive. SVRs 650 Les Yegas: 4V. 89135 Tel: 762 792:7000 Fax: 792 796.7161

RENO OFFICE 50 West Liberty Sweet Suite 900 Reno, NY 89501 Tel: 778,852,3900 Fax: 776,327,2011

CARBON CITY OFFICE 510 Wast Fourth Street Carson City, NV 89703 Tel: 775,884,8300 Fex: 775,882,0257

February 22, 2021

Via Electronic Upload

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

Re: WC-18-400220 (WS-0724-17); WC-18-4000219 (WS-0104-17); WC-18-400222 (WS-0528-12) Springhill Suites on Paradise Road

To Whom It May Concern:

This office represents the Springhill Suites on Paradise Road.

On November 20, 2018, the above referenced applications came on for hearing before the Clark County Commission. As you can read from the enclosed Notices of Final Action, all three applications were approved subject to certain conditions. Each approved application essentially provides that the applicant had until November 20, 2020 to commence and review. Pursuant to WC-18-400222 (WS-0528-12), this review is to be a public hearing before the Clark County Commission.

During the past year, the Springhill Suites was sold and this required review period inadvertently was neither conducted nor an extension of that review period obtained. As you can read from the attached, we have secured approval from the Director of Planning to file for this extension of time, for which we are most grateful.

By this request, we are respectfully asking that the November 20, 2020 date be extended to November 20, 2022 with regard to all of the above applications. All other conditions would remain as is and in full force and effect. Although the expansion of the LVCVA has just recently been completed, the lack of convention business (such as the recent cancellation of CES) has been absolutely devastating for the Springhill Suites. According to Rod Carter of Elite Media, Inc., the firm that handles all advertising for the Springhill Suites. "We are restricted/limited to advertising specifically related to convention business only; so with regards to business lost, 100% of all business has been lost due to the pandemic and the closure of the Convention Center."

We are all hopeful that convention/hotel operations will be back somewhat to normal by the 3rd or 4th quarters of this year, and the requested extension until November 20, 2022 will



Clark County Comprehensive Planning Department February 22, 2021 Page 2

give the County, the neighbors and others a full and fair opportunity to evaluate the impact of the Springhill Suites' advertising, once that advertising is again able to placed.

Thank you very much for your consideration of this important request; and if you have any questions or comments, please do not hesitate to contact either the undersigned at clk@kcnvlaw.com or by phone at 702-792-7046 or Lindsay Kaempfer at lkaempfer@kcnvlaw.com or by phone at 702-792-7043.

Thank you again and please stay safe and well.

Sincerely,

KAEMPFER CROWELL

Christopher L. Kaempfer

CLK/adb

cc: Lindsay Kaempfer



DEPARTMENT OF COMPREHENSIVE PLANNING
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Name and Address of the Owner, where		-	
	APPLICATION TYPE		ADD. NUMBER: ET-21-400074 DATE PILED: 5/5/21
0	TEXT AMENDMENT (TA)		PLANNER ASSIGNED: T(-) T
	ZONE CHANGE	STAFF	TABICAC: WINCHESTEY TABICAC DATE: 6/8/21
Ø	O CONFORMING (ZC)	16	PC MEETING DATE:
	D NONCONFORMING (NZC)		BCC MEETING DATE: 7/7/21
O	USE PERMIT (UC)		re: (300)
		-	
D	VARIANCE (VC)		NAME: JDR Owner LLC
D	WAIVER OF DEVELOPMENT STANDARDS (WS)	PROPERTY	ADDRESS: 19950 West County Club D, 10th Floor
Ð	DESIGN REVIEW (DR)		CITY: Aventure STATE: FL ZIP. 33180
	D PUBLIC HEARING	E0	TELEPHONE; 305-937-6262 CELL: NA
D	ADMINISTRATIVE		E-MAIL: Defickson@findev.com
Sep.	DESIGN REVIEW (ADR)	-	2.2
0	STREET NAME !	1. 1	NAME: Sheryl Kass
	NUMBERING CHANGE (SC)	5	ADDRESS: 19950 West Country Club Drive, 10th Floor
Ð	WAIVER OF CONDITIONS (WC)	APPLICANT	CITY: Aventura STATE: FL ZIP: 83180
		S	TELEPHONE: 805-882-4258 CELL: N/A
	(ORIGINAL APPLICATION #)		E-MAIL: skass@fbdev.com REF CONTACT ID #: NA
	ANNEXATION		
-	REQUEST (ANX)		NAME: Jay Brown/Lebene Ohene
	EXTENSION OF TIME (ET) DR-19-0428	ORRESPONDENT	ADDRESS: 520 South Fourth Street
	(ORIGINAL APPLICATION B)	ğ	CITY: Las Vegas STATE: NV ZIP: 89101
0	APPLICATION REVIEW (AR)		TELEPHONE: 702-598-1429 CELL: 702-581-7070
	A C SHOULD HAVE A WELL (MIC)	ğ	E-MAIL: Loherie@brownlawlv.com REF CONTACT ID #: 173895
	(ORIGINAL APPLICATION #)		
ASS	SESSOR'S PARCEL NUMBER(S):	162-09-	617-001 & 162-09-617-002
			rs: S. Las Vegas Blvd. & Elvis Presley Blvd.
			inableau Resort) Extension of Time
-			
(1, V/	 i) the undersigned sweet and say that (f) am, y polication under Clark County Code; that the ir 	Ve are) the o	whents) of record on the Tax flots of the property involved in this application, or (am, are) otherwise qualified to initiate in the attached legal description, all plans, and disvelate attached hereto, and all the statements and answers contained projection and indief, and the understand or interestand or in this application, and all the statements and answers contained
head	n are in all respects true and correct to the b	est of my ten	owietige and helief, and the undersigned understands that this application must be complete, and arrayate before a
anid	property for the purpose of advising the public	of the propo	and application.
	Thou / Nan		Shervi Kass
Pro	perty Owner (Signature)*		Property Owner (Print)
STAT	zor Florida		
	CREED AND SWORN BEFORE HE ON 4	2100	GRETTEL SALES MY COMMISSION #190 DISSON
Dy 💆	show kask	-141	EXPIRES: Suptember 27, 2004
HOTA	Carette		Bonded Yere Notary Public Lindorvethors
NOT sel	E: Corporate declaration of authority (or eq corporation, partiership, trust, or provides a	uivalent), po ionature in	wer of altomey, or signature documentation is required if the applicant endlor property owner
	THE RESERVE OF THE PERSON NAMED IN COLUMN 2 IN COLUMN		

Brown, Brown & Premsrirut

JAY H. BROWN DAVID T. BROWN. PLICY K. PREMSRIBLIT AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563 FACSMILE: (702) 385-1023 EMAIL: jbrown@brownlawlv.com

ET-21-400074

April 16, 2021

Clark County Comprehensive Planning Current Planning Division 500 Grand Central Parkway Las Vegas, Nevada 89155

PLANNER COPY

Re: JDR Owner, LLC (also known as Fontainebleau Development, LLC)
Justification Letter - Extension of Time (First Extension Time)

Application Number: DR-19-0428

Assessors' Parcel Number: 162-09-617-001 & 162-09-617-002

To Whom It May Concern:

On behalf of our Client, JDR Owner, LLC, please accept this letter for a request for a first extension of time for DR-19-0428, for revisions to an approved Resort Hotel (The Blue) on 22.7 acres in a H-1 Zone. The project is located on the east side of Las Vegas Boulevard South and on the north side of Elvis Presley Boulevard and within Winchester. This extension of time request is required because the current owners of the project (JDR Owner, LLC) recently purchased the uncompleted project from the former owners (2255 Las Vegas, LLC - The Drew) in February 2021.

The current owners of the project need time to review, evaluate and get familiar with all existing and land use approvals, permits and Agreements prior to proceeding with the commencement and completion of the project. This request is for a three (3) year extension of time to extend all existing land use applications, to allow the Applicant to complete the assignment and assumption of all Agreements, replace all existing Bonds and Off-site Agreements and obtain building permits to continue construction and completion of the project. The application (DR-19-0428) was originally approved on July 17, 2019 with two (2) years to complete being July 17, 2021.

Brown, Brown @ Promisiont

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

ET-21-400074

PLANNER COPY

The request to extend this application is part of the due diligence by the owners to review all approvals, permits and documents for the project. This application is associated with eight (8) companion application. We request and appreciate that Current Planning allow all the other eight (8) companion applications to have one concurrent approval date.

We appreciate your review and approval of the application as requested.

Please contact me if you have questions or concerns.

Sincerely,

BROWN, BROWN & PREMSRIRUT



DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

	APPLICATION TYPE		APP. NUMBER: ET-21-400075 DATE FILED: 5/5/2021
0	TEXT AMENDMENT (TA)	#	PLANNER ASSIGNED: TGH TABICAC: WINCHESLEY TABICAC DATE: 4/2/2/
6	ZONE CHANGE CONFORMING (ZC) NONCONFORMING (NZC)	STAFF	PC MEETING DATE: 7/7/2/
Ö	USE PERMIT (UC)		FEE: B(aD7)
D	VARIANCE (VC)		NAME: JDR Owner LLC
O	WAIVER OF DEVELOPMENT STANDARDS (WS)	PROPERTY OWNER	ADDRESS: 19950 West County Club D, 110th Floor CITY: Aventura STATE: FL Zip: 33180
D	DESIGN REVIEW (OR) D PUBLIC HEARING	PROP	TELEPHONE: 305-937-6262 CELL: N/A E-MAIL: berickson@fbdev.com
១	ADMINISTRATIVE DESIGN REVIEW (ADR)		NAME: Sheryl Kass
Ď	STREET NAME / NUMBERING CHANGE (SC)	ANT	ADDRESS: 19950 West Country Club Drive, 10th Floor
۵	WAIVER OF CONDITIONS (WC)	NPPLICANT	CITY: Aventura STATE: FL ZIP; 33180
	(ORIGINAL APPLICATION #)	APP	TELEPHONE: 305-682-4256 CELL: N/A E-MAIL: skiese@fbdev.com REF CONTACT ID #: N/A
O	ANNEXATION REQUEST (ANX)		NAME: Jay Brown/Lebene Ohene
	EXTENSION OF TIME (ET) DR-0289-09	CONNECTORIDANT	ADDRESS: 520 South Fourth Street
	(ORIGINAL APPLICATION #)	Į.	CITY: Las Vegas STATE: NV ZIP: 89101
0	APPLICATION REVIEW (AR)		TELEPHONE: 702-598-1429 CELL: 702-581-7070
	(ORIGINAL APPLICATION #)	8	6-MAIL: Lohens@brownlawlv.com REF CONTACT ID 4: 173835
-		don do	
AS	SESSOR'S PARCEL NUMBER(S):	102-09	75; S. Las Vegas Bivd. & Elvis Presley Bivd.
	OJECT DESCRIPTION: Resort Ho		
_			
haz	on are in all respects from and correct to the t	Heat of my k	tremar(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to intelle on the attached legal description, all place, and drawings attached havelo, and all the statements and answers contained noviledge and belief, and the undersigned understands that this application must be complete and accurate before a unity Comprehensive Planning Department, or its designes, to enjoy the premities and to leafalf any required signs on cool application.
_	Sherel Kass		Sheryl Kass
	operty Owner (Signature)*		Property Owner (Print)
CO.	MALA DE MINIMI - DACIS		GRETTEL SALES
部段	SCHOOL MOSS	1202	EXPIRES: Sentember 27 2004
PUR	E Sales Grette		Consecutive Booksy Public Understrikes
'NC	DTE: Corporate declaration of authority (or e a corporation, partnership, trust, or provides	quivalent), eignature ir	power of attorney, or eignature documentation is required if the applicant and/or property owner is representative capacity.

Brown, Brown & Premsrirut

ET-21-400075

JAYM, BROWN DAVID T/BROWN PLKYYK PREMSRIPLIT AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA: 89101

TELEPHONE: (702) 384-5563
FACSMILE: (702) 385-1023
EMAIL: ibroune0brownfavib.com

PLANNER GOPY

Clark County Comprehensive Planning Current Planning Division 500 Grand Central Parkway Las Vegas, Nevada 89155

Re: JDR Owner, LLC (also known as Fontainebleau Development, LLC)

Application Number: DR-0289-09

Justification Letter - Third Extension Time

Assessors' Parcel Number: 162-09-617-001 & 162-09-617-002

To Whom It May Concern:

On behalf of our Client, JDR Owner, LLC, please accept this letter for a request for the third extension of time for DR-0289-09, for redesign of a loading dock and cover for a Resort Hotel (The Blue) on 22.7 acres in an H-1 Zone. The project is located on the east side of Las Vegas Boulevard South and on the north side of Elvis Presley Boulevard and within Winchester. This extension of time request is required because the current owners of the project (JDR Owner, LLC) recently purchased the uncompleted project from the former owners (2255 Las Vegas, LLC - The Drew) in February 2021.

The current owners of the project need time to review, evaluate and get familiar with all existing and land use approvals, permits and Agreements prior to proceeding with the commencement and completion of the project. This request is for a three (3) year extension of time to extend all existing land use applications, to allow the Applicant to complete the assignment and assumption of all Agreements, replace all existing Bonds and Off-site Agreements and obtain building permits to continue construction and completion of the project. The original application (DR-0289-09) was approved on June 3, 2009. The first Extension of Time Application (ADET-1368-17) was approved December 2017. The Second Extension of Time

Brown, Brown & Premistrat

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

ET-U-400075

Application (ET-18-400040) was approved on April 18, 2018 with three (3) years to complete being May 05, 2021.

The request to extend this application is part of the due diligence by the owners to review all approvals, permits and documents for the project. This application is associated with eight (8) other companion applications. We request and appreciate that Current Planning allow all the other eight (8) companion applications to have one concurrent approval date.

We appreciate your review and approval of the application as requested.

Please contact me if you have questions or concerns.

Sincerely,

BROWN, BROWN & PREMSRIRUT

PLANNER COPY



DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

	APPLICATION TYPE		APP. NUMBER: ET-21-400077 DATE MILED: 5/10/21
0	TEXT AMENDMENT (TA) ZONE CHANGE D CONFORMING (ZC) D NONCONFORMING (NZC) USE PERMIT (UC)	STAFF	PLANNER ASSIGNED: JGH TABICAC: MINCHESTEV TABICAC DATE: 6/8/21 PC MEETING DATE: 6PM BCC MEETING DATE: 7/2/21 FRE: \$1,700
0	VARIANCE (VC)	-	IDD Owner LLC
O	WAIVER OF DEVELOPMENT STANDARDS (WS)	PROPERTY	NAME: JDR Owner LLC ADDRESS: 19950 West County Club D, 110th Floor City: Aventura STATE: FL ZIP: 33180
a	DESIGN REVIEW (DR) ID PUBLIC HEARING	PROP	TELEPHONE: 905-937-6262 CELL: N/A E-MAIL: berickson@fbdev.com
C	ADMINISTRATIVE DESIGN REVIEW (ADR)		NÁME: Sheryl Kass
O	STREET NAME / NUMBERING CHANGE (SC)	¥	ADDRESS: 19950 West Country Club Drive, 10th Floor
a	WAIVER OF CONDITIONS (WC)	PPLICANT	CITY: Aventura STATE: FL ZIP: 33180 TELEPHONE: 305-682-4256 CELL: N/A
	(ORIGINAL APPLICATION #)	Ę	TELEPHONE: 305-682-4256 CELL: N/A E-MAIL: skass@fbdev.com REF CONTACT ID #: N/A
ū	ANNEXATION REQUEST (ANX)	_	NAME: Jay Brown/Lebene Ohene
8	EXTENSION OF TIME (ET) UC-0489-08 (ORIGINAL APPLICATION #)	ORRESPONDENT	ADDRESS: 520 South Fourth Street CITY: Les Veges STATE: NV ZIP: 89101
o	APPLICATION REVIEW (AR)	ORINESP	TELEPHONE: 702-598-1429 CELL: 702-561-7070
	(ORIGINAL APPLICATION #)	3	E-MAIL: Lohene@brownlawly.com REF CONTACT ID #: 173895
PR	SESSOR'S PARCEL NUMBER(S) OPERTY ADDRESS sindler CROS OJECT DESCRIPTION: Resort H	S STREE	-817-001 & 162-09-617-002 TS: S. Las Vegas Blvd. & Elvis Presley Blvd. Jainebleau Resort): ET-18-400042
1202		the Clark C	coments) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to inflate on the attached legal description, all plans, and delevings attached legal description, all plans, and delevings attached hereto, and all the statements and answers contained crowledge and belief, and the understand understands that this application must be complete and accurate before a family Compactable and accurate before a family Compactable and behavior and analysis on posed application.
	Sherl Viss		Sheryl Kess
ST	operty Owner (Signature)* ATE OF Florida WATE OF WATEN - DATE SECRETE AND SWORN BEFORE HE ON 411 STOCKET LOGS	2 202	Property Owner (Print) GRETTEL GALES WY COMMISSION #181 040904 EXPRES: September 27, 2004
MUT	Bales arette	Sale	Bonded Thru Notary Public Laderwese:
*Ni	OTE: Corporate declaration of authority (or a corporation, partnership, trust, or provides	culvalent), signature i	power of altomay, or signature documentation is required if the applicant audior property camer n a représentative capacity.

Brown, Brown & Premirint

JAY H. BROWN DAVID T. BROWN PUOY K. PREMSRIRUT AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

FACSMILE: (702) 384-5563 FACSMILE: (702) 386-1023 EMAIL: Ibrown@brownlawlv.com

EX 21-40077

April 16, 2021

Clark County Comprehensive Planning Current Planning Division 500 Grand Central Parkway Las Vegas, Nevada 89155



Re: JDR Owner, LLC (also known as Fontainebleau Development, LLC)

Justification Letter - Third Extension Time

Application Number: UC-0489-08

Assessors' Parcel Number: 162-09-617-001 & 162-09-617-002

To Whom It May Concern:

On behalf of our Client, JDR Owner, LLC, please accept this letter for a request for the third extension of time for UC-0489-08, for deviations for roof signs and modified separation requirements for the Resort Hotel (The Blue) on 22.7 acres in an H-1 Zone. The project is located on the east side of Las Vegas Boulevard South and on the north side of Elvis Presley Boulevard and within Winchester. This extension of time request is required because the current owners of the project (JDR Owner, LLC) recently purchased the uncompleted project from the former owners (2255 Las Vegas, LLC - The Drew) in February 2021.

The current owners of the project need time to review, evaluate and get familiar with all existing and land use approvals, permits and Agreements prior to proceeding with the commencement and completion of the project. This request is for a three (3) year extension of time to extend all existing land use applications, to allow the Applicant to complete the assignment and assumption of all Agreements, replace all existing Bonds and Off-site Agreements and obtain building permits to continue construction and completion of the project. The original application (UC-0489-08) was approved on June 08, 2018. The first Extension of Time Application (ADET-1367-17) was approved December 2017. The second Extension of Time

Brown, Brown & Franssind

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

ET-21-400077

Application (ET-18-400042) was approved April 18, 2018 with three (3) years to complete being May 05, 2021.

The request to extend this application is part of the due diligence by the owners to review all approvals, permits and documents for the project. This application is associated with eight (8) companion application. We request and appreciate that Current Planning allow all the other eight (8) companion applications to have one concurrent approval date.

We appreciate your review and approval of the application as requested.

Please contact me if you have questions or concerns.

Sincerely,

BROWN, BROWN & PREMSRIRUT

PLANNER COPY

Degene Unene



DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		APP. NUMBER: ET- 71-4000 7-9 DATE FILED: 5 10 21
D TEXT AMENDMENT (TA) D ZONE CHANGE D CONFORMING (ZC) D NONCONFORMING (NZC) D UBE PERMIT (UC)	JAW18	PLANNER ASSIGNED: 76 H TAB/CAC: ANN CARSTER TAB/CAC DATE: 6/9/21 PC MEETING DATE: 7/7/24 PEE: \$400
D VARIANCE (VC) D WAIVER OF DEVELOPMENT STANDARDS (WS) D DESIGN REVIEW (DR) D PUBLIC HEARING	PROPERTY	NAME: JDR Owner LLC ADDRESS: 19950 West County Club D, 110th Floor CITY: Aventure STATE: FL ZIP: 33180 TELEPHONE: 305-937-6262 CELL: N/A E-MAIL: berickson@fbdev.com
CI ADMINISTRATIVE DESIGN REVIEW (ADR) CI STREET NAME / NUMBERING CHANGE (SC) CI WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #)	APPLICANT	NAME: Sheryl Kass ADDRESS: 19950 West Country Club Drive, 19th Floor Citry: Aventure STATE; FL ZIP; 33180 TELEPHONE: 305-682-4258 CELL: N/A E-MAIL: Skess@ibdev.com REF CONTACT ID & N/A
REQUEST (ANX) EXTENSION OF TIME (ET) UC-0923-06 (ORIGINAL APPLICATION #) O APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	CORRESPONDENT	NAME: Jay Brown/Lebene Ohene ADDRESS: 520 South Fourth Street CITY: Las Vegas STATE: NV ZIP: 89101 TELEPHONE: 702-598-1429 CELL: 702-561-7070 E-MAIL: Lohene@brownlawlv.com REF CONTACT ID #: 173835
ASSESSOR'S PARCEL NUMBER(S) PROPERTY ADDRESS and/or CROS PROJECT DESCRIPTION: Resort He (I. We) the undersigned awars and say that (I amy this application under Clark County Code; that the historing can be conducted. (I, We) also sufficient and property for the purpose of advising the publication of the purpose of the publication of the purpose of the purpose of the publication of the purpose of the purpose of the publication of the purpose of the	S STREE otel (Four We are) the information best of my the Clark C	tainebleau Resort) ET-18-400043 consels) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate on the attention began description, of plans, and plans, and plans, and all the stainments and answers contained involvedge and belief, and the undersigned undersitance that this application must be complete and accurate before a county Comprehensive Planning Decembers, or its designer, to enter the dismisses and to instell any required airms on posed application. Shervi Kass Property Owner (Print) GRETTEL SALES

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

Brown, Brown & Promisirut

Jay H. Brown David T. Brown Puoy K. Premsrikut AN ASSOCIATION OF PROFESSIONAL CORPORATIONS 520 SOUTH FOURTH STREET LAS VEGAS, NEVADA 89101 TELEPHONE: (702) 384-5563 FACSMILE: (702) 385-1023 EMAIL: (brown@brownlawly.com

ET-11-400078

April 16, 2021

Clark County Comprehensive Planning Current Planning Division 500 Grand Central Parkway Las Vegas, Nevada 89155



Re: JDR Owner, LLC (also known as Fontainebleau Development, LLC)

Justification Letter - Third Extension Time

Application Number: UC-0932-06

Assessors' Parcel Number: 162-09-617-001 & 162-09-617-002

To Whom It May Concern:

On behalf of our Client, JDR Owner, LLC, please accept this letter for a request for the third extension of time for UC-0932-06, for the Resort Hotel (The Blue) on 22.7 acres in an H-1 Zone. The project is located on the east side of Las Vegas Boulevard South and on the north side of Elvis Presley Boulevard and within Winchester. This extension of time request is required because the current owners of the project (JDR Owner, LLC) recently purchased the uncompleted project from the former owners (2255 Las Vegas, LLC - The Drew) in February 2021.

The current owners of the project need time to review, evaluate and get familiar with all existing and land use approvals, permits and Agreements prior to proceeding with the commencement and completion of the project. This request is for a three (3) year extension of time to extend all existing land use applications, to allow the Applicant to complete the assignment and assumption of all Agreements, replace all existing Bonds and Off-site Agreements and obtain building permits to continue construction and completion of the project. The original application (UC-0932-06) was approved on October 4, 2006. The first Extension of Time Application (ADET-1365-17) was approved December 2017. The second Extension of Time Application (ET-18-400043) was approved on April 18, 2018 with three (3) years to complete being May 05, 2021.

Brown, Brown & Fromskrit

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

ET-21-400078

The request to extend this application is part of the due diligence by the owners to review all approvals, permits and documents for the project. This application is associated with eight (8) companion application. We request and appreciate that Current Planning allow all the other eight (8) companion applications to have one concurrent approval date.

We appreciate your review and approval of the application as requested.

Please contact me if you have questions or concerns.

Sincerely,

BROWN, BROWN & PREMSRIRUT

PLANNER COPY

begene Ohene



DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

	APPLICATION TYPE		APP. NUMBER: ET 21-400079 DATE FILED: 5/10/2021
0	TEXT AMENDMENT (TA) ZONE CHANGE D CONFORMING (ZC) D NONCONFORMING (NZC) USE PERMIT (UC)	STAFF	PLANNER ASSIGNED: JOH TABICAC DATE: 6/9/21 TABICAC: WINCHESEY TABICAC DATE: 6/9/21 PC MEETING DATE: BCC MEETING DATE: 7/7/21 FEE: #8300
0	VARIANCE (VC) WAVER OF DEVELOPMENT STANDARDS (WS) DESIGN REVIEW (DR) II PUBLIC HEARING ADMINISTRATIVE	PROPERTY	NAME: JDR Owner LLC ADDRESS: 19950 West County Club D, 110th Floor CITY: Aventure STATE: FL ZIP: 33180 TELEPHONE: 305-937-6262 GELL: N/A E-MAR: berickson@fbdev.com
D	DESIGN REVIEW (ADR) STREET NAME / NUMBERING CHANGE (SC) WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) ANNEXATION	APPLICANT	NAME: Sheryl Kass ADDRESS: 19950 Weel Country Club Drive, 10th Floor CITY: Aventure STATE: FL ZIP; 93180 TELEPHONE: 305-682-4256 CELL: N/A E-MAIL: Skass@fbdev.com REF CONTACT ID #: N/A
0	REQUEST (ANX) EXTENSION OF TIME (ET) UC-0233-07 (ORIGINAL APPLICATION #) APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	CONTRIBPONDENT	NAME: Jay Brown/Lebene Ohene ADDRESS: 520 South Fourth Street CITY: Las Vegas STATE: NV ZIP: 89101 TELEPHONE: 702-598-1429 CELL: 702-561-7070 E-MAIL: Lidicine@brownlawlv.com REF CONTACT ID #: 179835
PRO (I.W this term is said of the control of the co	e) the unionligated swear and say that (f art, application under Clark County Code; that the in are in all respects true and correct to the inguin he present clark (), (We) also authorize property for the purpose of advising the public property for the purpose of advising the public per port of the purpose of advising the public per public true of the public true of tru	S STREE Sel (Foul) We are the propriete of any lot the Clark Co. of the propriete of the	TS: 5. Las Vegas Blvd, & Eivis Presley Blvd. Binebleau Resort) ET-18-400044 Demoria of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to inflicte in the attached legal description, all office, and drawings attached nerols, and the substancial density and anticonstruction and examined and the complete and accurate before a markey Comprehensive Planning Department, or the designable, to arriver the premises and to install any required signs on conduction. Shortyl Kass Property Owner (Print) GRETTEL SALES MY COMMISSION FIRST 646694 EXPIRES September 27, 2024 Bonded Flag Motory Public Undersales.
is a	corporation, partnership, trust, or provides	ajdusime ju dansiauri) i	ower of attorney, or signature documentation is required if the applicant and/or property owner a representative capacity.

again to the foreign to the

Brown, Brown & Premirint

JAY'H, BROWN DAVID T, BROWN PUOY K, PREMSRIRUT AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563 FACSMILE: (702) 385-1023 EMAIL: ibrown@brownlawlv.com

ET-21-400079

April 16, 2021

Clark County Comprehensive Planning Current Planning Division 500 Grand Central Parkway Las Vegas, Nevada 89155



Re: JDR Owner, LLC (also known as Fontainebleau Development, LLC)

Justification Letter - Third Extension Time

Application Number: UC-0233-07

Assessors' Parcel Number: 162-09-617-001 & 162-09-617-002

To Whom It May Concern:

On behalf of our Client, JDR Owner, LLC, please accept this letter for a request for the third extension of time for UC-0233-07, to increase the number of resort condominiums with kitchens within the Resort Hotel (The Blue) on 22.7 acres in an H-1 Zone. The project is located on the east side of Las Vegas Boulevard South and on the north side of Elvis Presley Boulevard and within Winchester. This extension of time request is required because the current owners of the project (JDR Owner, LLC) recently purchased the uncompleted project from the former owners (2255 Las Vegas, LLC - The Drew) in February 2021.

The current owners of the project need time to review, evaluate and get familiar with all existing and land use approvals, permits and Agreements prior to proceeding with the commencement and completion of the project. This request is for a three (3) year extension of time to extend all existing land use applications, to allow the Applicant to complete the assignment and assumption of all Agreements, replace all existing Bonds and Off-site Agreements and obtain building permits to continue construction and completion of the project. The original application (UC-0233-07) was approved on April 3, 2007. The first Extension of Time Application (ADET-1364-17) was approved December 2017. The second Extension of Time

Brown Brown @ Prominent AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

ET-21-400079

Application (ET-18-400044) was approved on April 18, 2018 with three (3) years to complete being May 05, 2021.

The request to extend this application is part of the due diligence by the owners to review all approvals, permits and documents for the project. This application is associated with eight (8) companion application. We request and appreciate that Current Planning allow all the other eight (8) companion applications to have one concurrent approval date.

We appreciate your review and approval of the application as requested.

Please contact me if you have questions or concerns.

Sincerely,

BROWN, BROWN & PREMSRIRUT



DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

	APPLICATION TYPE		APP. NUMBER: ET-21-40080 DATE FILED: 5/11/21
0	TEXT AMENOMENT (TA)	STAFF	PLANNER ASSIGNED: TG-H TABICAC: WIVICHICLES TABICAC DATE: 6/8/21
Ó	ZONE CHANGE CONFORMING (ZC) NONCONFORMING (NZC)		PC MEETING DATE: 7/7/21 BCC MEETING DATE: 7/7/21 FEE: \$300
0	USE PERMIT (UC)		FBE: 9 USF
0	VARIANCE (VC)		NAME: JDR Owner LLC
0	WAIVER OF DEVELOPMENT STANDARDS (WS)	PROPERTY	ADDRESS: 19950 West County Club D, 110th Floor: CITY: Aventure STATE: PL ZIP: 33180
O	DESIGN REVIEW (OR)	PROP	TELEPHONE: 305-937-6262 CELL: N/A E-MAIL: berickson@ibdev.com
O.	ADMINISTRATIVE DESIGN REVIEW (ADR)		NAME: Sheryl Kass
מ	STREET NAME / NUMBERING CHANGE (SC)	LIN Y	ADDRESS: 19950 West Country Club Drive, 10th Floor
O	WAIVER OF CONDITIONS (WO)	(PPLICANT	CITY: Aventure STATE: FL ZIP: 33180 TELEPHONE: 305-682-4256 CELL: N/A
	(ORIGINAL APPLICATION #)	2	E-MAIL: skass@lbdev.com REF CONTACT ID #: N/A
D	ANNEXATION REQUEST (ANX)		NAME: Jay Brown/Lebene Ohene
	EXTENSION OF TIME (ET) DR-0213-08	DEM	ADDRESS: 520 South Fourth Street
	(ORIGINAL APPLICATION #)	HO-	CITY: Las Vegas STATE: NV ZIP: 89101
O	APPLICATION REVIEW (AR)	X)RRESPONDENT	TELEPHONE: 702-598-1429 CELL: 702-561-7070 E-MAIL: Lohene@browniawiv.com REF CONTACT ID #: 173835
	(ORIGINAL APPLICATION #)	Ÿ	
AS	SESSOR'S PARCEL NUMBER(S)	162-09	-617-001 & 162-09-617-002
PR	OPERTY ADDRESS and/or CROS	SSTREE	TS: S. Las Vegas Blvd. & Elvis Presley Blvd.
PR	OTECA DESCRIPTION: Kesou La	uer f Loru	ainebleau Resort) ET-18-400045
Ivea	ing can be conducted. (I, We) also authorize properly for the purpose of advising the publi	the Clark Co	owner(s) of record on the Tax Rolls of the property implied in this application, or (am, are) otherwise qualified to initiate on the stacting legal description, all plans; and previous educated hereby, and at the statements and showers contained never plants before a contained province and belief, and the undersigned understands that this application must be complete and acquirate before a bundy Comprehensive Planning Department, or its designed, to enter the premises and to habital any required signs on posed application.
	Shen Lass		Sheryl Kass
	operty Owner (Signature)*		Property Owner (Print)
CÒ	NTE OF FION CO		GRETTEL BALES
SUB By	SCRIBED AND BWORN SEPONE NE ON		Il Washington and administration of the second
PU	Balle Grett		
10	OTE: Corporale declaration of authority (or a corporation, partnership, trust, or provide	equivalent) signature	power of attorney, or eigneture documentation is required if the applicant and/or properly owner in a representative capacity.

Brown, Brown @ Premsrirut

JAY H. BROWN DAVID T. BROWN PUOY K, PREMSRIAUT AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOLUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5663
FACSMILE: (702) 385-1023
EMAIL: Brown@brownlawly.com

April 16, 2021

Clark County Comprehensive Planning Current Planning Division 500 Grand Central Parkway Las Vegas, Nevada 89155



Re:

JDR Owner, LLC (also known as Fontainebleau Development, LLC)
Justification Letter - Extension of Time (Third Extension Time)

Application Number: DR-0213-08

Assessors' Parcel Number: 162-09-617-001 & 162-09-617-002

To Whom It May Concern:

On behalf of our Client, JDR Owner, LLC, please accept this letter for a request for the third extension of time for DR-0213-08, to redesign east façade of parking garage and convention facility resort condominiums with kitchens within the Resort Hotel (The Blue) on 22.7 acres in an H-1 Zone. The project is located on the east side of Las Vegas Boulevard South and on the north side of Elvis Presley Boulevard and within Winchester. This extension of time request is required because the current owners of the project (JDR Owner, LLC) recently purchased the uncompleted project from the former owners (2255 Las Vegas, LLC - The Drew) in February 2021.

The current owners of the project need time to review, evaluate and get familiar with all existing and land use approvals, permits and Agreements prior to proceeding with the commencement and completion of the project. This request is for a three (3) year extension of time to extend all existing land use applications, to allow the Applicant to complete the assignment and assumption of all Agreements, replace all existing Bonds and Off-site Agreements and obtain building permits to continue construction and completion of the project. The original application (DR-0213-08) was approved April 2, 2008. The first Extension of Time Application (ADT-1371-17) was approved December 2017. The second Extension of Time

LAW OFFICE

OBTOION, OBTOION & Prominent at

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

PLANNER ET-21-400080 COPY

Application (ET-18-400045) was approved on April 18, 2018 with three (3) years to complete being May 05, 2021.

The request to extend this application is part of the due diligence by the owners to review all approvals, permits and documents for the project. This application is associated with eight (8) companion application. We request and appreciate that Current Planning allow all the other eight (8) companion applications to have one concurrent approval date.

We appreciate your review and approval of the application as requested.

Please contact me if you have questions or concerns.

Sincerely,

BROWN, BROWN & PREMSRIRUT

begene Ohene



DEPARTMENT OF COMPREHENSIVE PLANNING
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

	APPLICATION TYPE		APP. NUMBER: ET- 21-400082 DATE FILED: 5/11/71
0	TEXT AMENDMENT (TA) ZONE GHANGE	STAFF	PLANNER ASSIGNED: JGH TABIGAC DATE: 6/8/7/ PC MEETING DATE:
	D NONCONFORMING (NZC)	60	BCC MEETING DATE: 7/7/21 FEE: \$ 900
	USE PERMIT (UC)		
0	VARIANCE (VC)		NAME: JDR Owner LLC ADDRESS: 19950 West County Club D, 110th Floor
0	WAIVER OF DEVELOPMENT STANDARDS (WS)	ER ER	CITY: Aventura STATE: FL ZIP: 33180
0	DESIGN REVIEW (DR) D PUBLIC HEARING	PROPERTY	TELEPHONE: 305-937-6262 CELL: N/A E-MAIL: berickson@fodev.com
0	ADMINISTRATIVE DESIGN REVIEW (ADR)		NAME: Sheryl Kass
D	STREET NAME / NUMBERING CHANGE (SC)	5	ADDRESS: 18950 West Country Club Drive; 10th Floor
_	WAIVER OF CONDITIONS (WC)	APPLICANT	CITY: Aventura STATE: FL ZIP. 33180
1642		144	TELEPHONE: 305-862-4256 CELL: N/A
	(ORIGINAL APPLICATION #)		E-MAIL: skass@fbdev.com REF CONTACT ID 4: N/A
0	AMNEXATION REQUEST (ANX)		NAME: Jay Brown/Lebene Ohene
	EXTENSION OF TIME (ET) UC-0698-07	CORRESPONDENT	ADDRESS: 520 South Fourth Street
	(ORIGINAL APPLICATION #)	NO AL	CITY: Las Veges STATE: NV pip. 89101
0	APPLICATION REVIEW (AR)	NAME OF THE PERSON OF THE PERS	TELEPHONE: 702-598-1429 CELL: 702-561-7070
	(ORIGINAL APPLICATION #)	8	E-MAIL: Lohene@brownlawlv.com REF CONTACT ID #: 173835
AS	SESSOR'S PARCEL HUMBER(S)	162-09	-617-001 & 162-09-617-002
PR	OPERTY ADDRESS and/or CROS	S STREE	Ts: S. Las Vegas Blwd. & Elvis Presley Blvd.
PR	OJECT DESCRIPTION: Resort Ho	tel (Fout	sinebleau Resort) ET-18-400046
1700		Hon Clark Co	cover(s) of record on the Tax-Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate on the effective description, all plans; and diswings attached hereto, and all the statement and enswers contained movings and belief, and the understands that this application, must be complete and accurate before a bunky Comprehensive Planning Department, or its designee, to enter the premises and to install any sequired signs on observations.
	sher & law		Sheryl Kass
	perty Owner (Signature)*		Property Owner (Print)
87/ 00	TEOF FUNCIO		GRETTEL SALES "
HUTE PUR	sheppi ross Explis Grette	Sale	Support Suppor
*NC	TTE: Corporate declaration of authority (or or corporation, partnership, trust, or provides	quivalent), signature li	power of afformey, or signature documentation is required if the applicant and/or property owner is representative capacity.

Brown, Brown & Premsrirut

JAY H. BROWN DAVID T. BROWN PUOY K. PREMISRIRUT AN ASSOCIATION OF PROFESSIONAL CORPORATIONS 520 SOUTH FOURTH STREET LAS VEGAS, NEVADA: 89101

ET-21-400082

TELEPHONE: (702) 384-5563
FACSMILE: (702) 385-1023
EMAIL: jprovn@brownkadv.com

April 16, 2021

Clark County Comprehensive Planning Current Planning Division 500 Grand Central Parkway Las Vegas, Nevada 89155



Re: JDR Owner, LLC (also known as Fontainebleau Development, LLC)

Justification Letter - Third Extension Time

Application Number: UC-0698-07

Assessors' Parcel Number: 162-09-617-001 & 162-09-617-002

To Whom It May Concern:

On behalf of our Client, JDR Owner, LLC, please accept this letter for a request for the third extension of time for UC-0698-07, to increase building height and square footage of the Resort Hotel Project (The Blue) located on 22.7 acres in an H-1 Zone. The project is located on the east side of Las Vegas Boulevard South and on the north side of Elvis Presley Boulevard and within Winchester. This extension of time request is required because the current owners of the project (JDR Owner, LLC) recently purchased the uncompleted project from the former owners (2255 Las Vegas, LLC - The Drew) in February 2021.

The current owners of the project need time to review, evaluate and get familiar with all existing and land use approvals, permits and Agreements prior to proceeding with the commencement and completion of the project. This request is for a three (3) year extension of time to extend all existing land use applications, to allow the Applicant to complete the assignment and assumption of all Agreements, replace all existing Bonds and Off-site Agreements and obtain building permits to continue construction and completion of the project. The original Application (UC-0698-7) was approved on July 18, 2007. The first Extension of Time Application (ADET-1369-17) was approved December 2017. The Second Extension of Time

Brown, Brown & Promistration of Professional Corporations

ET-21-400082



Application (ET-18-400046) was approved on April 18, 2018 with three (3) years to complete being May 05, 2021.

The request to extend this application is part of the due diligence by the owners to review all approvals, permits and documents for the project. This application is associated with eight (8) companion application. We request and appreciate that Current Planning allow all the other eight (8) companion applications to have one concurrent approval date.

We appreciate your review and approval of the application as requested.

Please contact me if you have questions or concerns.

Sincerely,

BROWN, BROWN & PREMSRIRUT



DEPARTMENT OF COMPREHENSIVE PLANNING
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

	APPLICATION TYPE		APP. NUMBER: ET-21-400083 DATE PILED: 5/11/21
O	TEXT AMENDMENT (TA)		DI AMBED AGGIONED. The H
0	ZONE CHANGE	STAFF	TABICAC: WINCHESTEY TABICAC DATE: 6/9/21
<u>.</u>	D CONFORMING (ZC)	10	PC MEETING DATE:
0	TI NONCONFORMING (NZC)		BCC MEETING DATE: 7/7/2/
D	USE PERMIT (UC)		FEE: \$(e07
D	VARIANCE (VC)		NAME, JDR Owner LLC
0	WAIVER OF DEVELOPMENT	Ěα	ADDRESS: 19950 West County Club D, 110th Floor
	STANDARDS (WS)	PROPERTY OWNER	CITY: Aventure STATE: FL ZIP: 33180
D.	DESIGN REVIEW (DR) D PUBLIC HEARING	59	TELEPHONE: 305-937-6262 GELL: N/A
	ADMINISTRATIVE		E-MAIL: berickson@fbdev.com
מ	DESIGN REVIEW (ADR)		Ohand Wasa
D	STREET NAME /	.	NAME: Sheryl Kass
	NUMBERING CHANGE (SC)	4PPLICANT	ADDRESS: 19950 West Country Club Drive, 10th Floor
O	WAIVER OF CONDITIONS (WC)	12	CITY: Aventura STATE: FL ZIP: 33180
		4	TELEPHONE: 305-682-4256 CELL: N/A E-MAIL: skess@fbdev.com REF CONTACT ID #: N/A
	(ORIGINAL APPLICATION #)		E-MAIL: skees@fbdev.com REF CONTACT ID #: N/A
0	ANNEXATION REQUEST (ANX)		lay Graved shore Obses
H	EXTENSION OF TIME (ET)	5	NAME: Jay Brown/Lebene Ohene
_	UC-1515-06	CORRESPONDENT	ADDRESS: 520 South Fourth Street
	(ORIGINAL APPLICATION #)	Į ž	CITY: Las Veges STATE: NV ZIP: 89101
0	APPLICATION REVIEW (AR)	HE S	TELEPHONE: 702-598-1429 CELL: 702-561-7070 E-MAIL: Lohere@brownlowly.com REF CONTACT ID #: 173835
	(ORIGINAL APPLICATION #)	٥	E-MAIL: Lohene@brownlowly.com REF CONTACT D #: 173835
-		100.00	247 dos 8 400 do 047 dos
AS	SESSOR'S PARCEL NUMBER(S)	102-08	-017-001 & 102-09-017-002
98	OPERTY ADDRESS and/or CROS	SSTREE del (Food	TS: S. Las Vegas Blvd. & Elvis Presley Blvd. ainebleau Resori) ET-18-400047
FFG	COLUMN DESCRIPTION DE LA COLUMN	inini I e mina	Wilder (1990) C.1 10 10004)
Property English	application under Clark County Code; that the	information (best of my k See Clark C	owner(s) of record on the Tax Polis of the property involved in this application, or (am. are) otherwise qualified to initiate on the attached toget description, of plans, and drawings attached togets, and all the statements and answers contained movings and belief, and the understoned understands that this application must be complete and accurate before a sunty Comprehensive Plansing Department, or its application, to enter the premises and to including required others on open application.
	Spen & Those		Sheryl Kass
Pro	perty Owner (Signature)*	metrocki i mobile (i i)	Property Owner (Print)
STA	FONCO		GETTELSUS .
5336	SCHOOL AND SWORN BEFORE HE CH.	12 20	721 (OATE) STATES SUPERES SUPE
By	eneny wass		Bonded Tiru Notary Public Underveillers
PUE	Ball Orette	Sale	
°N(TE: Corporate declaration of authority for	outvalent).	power of attorney, or algorithms documentation is required if the applicant and/or property owner

Brown, Brown & Fremsring

JAY H, BROWN DAVID, T, BROWN PUOY K, PREMSRIRUT AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563 FACSMILE: (702) 385-1023 EMAIL: Ibrown@brownlawk.com

ET-21-400083

April 16, 2021

Clark County Comprehensive Planning Current Planning Division 500 Grand Central Parkway Las Vegas, Nevada 89155



Re: JDR Owner, LLC (also known as Fontainebleau Development, LLC)

Justification Letter - Third Extension Time

Application Number: UC-1515-06

Assessors' Parcel Number: 162-09-617-001 & 162-09-617-002

To Whom It May Concern:

On behalf of our Client, JDR Owner, LLC, please accept this letter for a request for the third extension of time for UC-1515-06, for the alternative landscaping on east property line of the Resort Hotel Project (The Blue) located on 22.7 acres in a H-1 Zone. The project is located on the east side of Las Vegas Boulevard South and on the north side of Elvis Presley Boulevard and within Winchester. This extension of time request is required because the current owners of the project (JDR Owner, LLC) recently purchased the uncompleted project from the former owners (2255 Las Vegas, LLC - The Drew) in February 2021.

The current owners of the project need time to review, evaluate and get familiar with all existing and land use approvals, permits and Agreements prior to proceeding with the commencement and completion of the project. This request is for a three (3) year extension of time to extend all existing land use applications, to allow the Applicant to complete the assignment and assumption of all Agreements, replace all existing Bonds and Off-site Agreements and obtain building permits to continue construction and completion of the project. The original Application (UC-1515-06) was approved December 6, 2006. The first Extension of Time Application (ADET-1366-17) was approved December 2017. The Second

LAW OFFICE

Grown G Promortant

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS



Extension of Time Application (ET-18-400047) was approved on April 18, 2018 with three (3) years to complete being May 05, 2021.

The request to extend this application is part of the due diligence by the owners to review all approvals, permits and documents for the project. This application is associated with eight (8) companion application. We request and appreciate that Current Planning allow all the other eight (8) companion applications to have one concurrent approval date.

We appreciate your review and approval of the application as requested,

Please contact me if you have questions or concerns.

Sincerely,

BROWN, BROWN & PREMSRIRUT

ebene Ohene



DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Regulation 2		digunality of the state of	
	APPLICATION TYPE		APP. NUMBER: <u>ET-71-400084</u> DATE FILED: 5/11 21
O	TEXT AMENDMENT (TA)	4.	PLANNER ASSIGNED: T (+ IT
ø	ZONE CHANGE C: CONFORMING (ZC) C: NONCONFORMING (NZC)	STAFF	PC MEETING DATE: 7/7/7/
O	USE PERMIT (UC)		FEE: \$900
D	VARIANCE (VC)	No.	NAME JDR Owner LLC
ø	WAIVER OF DEVELOPMENT STANDARDS (WS)	ER	ADDRESS: 19950 West County Club D, 119th Floor CITY: Aventura STATE: FL ZIP: 33180
a	DESIGN REVIEW (DR) D PUBLIC HEARING	PROPIERTY	TELEPHONE: 305-937-6262 GELL: N/A E-MAIL: berickson@fbdev.com
0	ADMINISTRATIVE DESIGN REVIEW (ADR)		
n.			NAME: Sheryl Kass
	NUMBERING CHANGE (50)	APPLICANT	ADDRESS: 19950 West Country Club Drive, 10th Floor
O	WAIVER OF CONDITIONS (WC)	2	CITY: Aventure STATE: FL ZIP: 33180 TELEPHONE: 305-682-4256 CELL: N/A
	(ORIGINAL APPLICATION #)	¥	TELEPHONE: 305-882-4256 GELL: N/A E-MAIL: skees@fodev.com REF CONTACT ID #: N/A
D	ANNEXATION REQUEST (ANX)		NAME: Jay Brown/Lebene Ohene
	EXTENSION OF TIME (ET)	Ę	
	UC-1242-06 (ORIGINAL APPLICATION #)	CORRESPONDENT	ADDRESS: 520 South Fourth Street CITY: Las Vegas STATE: NV ZIP: 89101
			TELEPHONE: 702-598-1429 CELL: 702-581-7070
Ð	APPLICATION REVIEW (AR)	8	E-MAIL: Lohene@brownlawlv.com REF CONTACT ID #: 173835
	(ORIGINAL APPLICATION #)		
AS	SESSOR'S PARCEL NUMBER(S):	162-09	-617-001 & 162-09-617-002
PR	OPERTY ADDRESS and/or CROS	SSTREE	TS: S. Las Veges Bivd. & Elvis Presley Bivd.
PR	OJECT DESCRIPTION: Resort Ho	tel (Fout	alneblesu Resort) ET-18-400048
her	in life in all respects true and correct to the t	micromation i and of my k the Clerk C	currents of record on the Tax Role of the property involved in this application; or (em, are) otherwise qualified to initiate on the attached logist description; all plans, and disselings attached foreign, and disselings attached foreign, and the electrons and answers contained moved as and helief, and the understand, understands that this application must be complete and accusely before a burdy Comprehensive Planning Department, or its designee, to enter the premises and to featill any required signs on local application.
	Therel Kass		Sheryi Kass
Pr	perty Owner (Signature)*		Property Owner (Print)
ST/ COI	ATT OF PART HAVE - IN INC.		GRETTE SALES MY COMMISSION SHIP 946804
SUB	SCRIBED AND SWORD BEFORE ME ON 41	12 20	2. (DAYE) EXPERES: September 27, 2024 Bendet The Note Public Undersolves
	ART LA LA LA LA CONTRACTOR AND A LA LA CONTRACTOR AND A LA L	acs	
NC is a	TE: Corporate declaration of authority (or a corporation, partnership, fruet, or provides	quivalent), signature ir	power of elterney, or eignature documentation is required if the applicant antifor property owner is a representative capacity.

Brown, Brown & Premisirut

JAY'H BROWN DAVID'T BROWN PUOY'N PREMSRIRUT ANASSOCIATION OF PROFESSIONAL CORPORATIONS 520 SOUTH FOURTH STREET LAS VEGAS, NEVADA 89101 TELEPHONE: (702) 384-5563
FACSMILE: (702) 385-1023
FMAIL: ibrowodibrowniawy com

Er-21-400094

April 16, 2021

Clark County Comprehensive Planning Current Planning Division 500 Grand Central Parkway Las Vegas, Nevada 89155



Re: JDR Owner, LLC (also known as Fontainebleau Development, LLC)

Justification Letter - Third Extension Time

Application Number: UC-1242-06

Assessors' Parcel Number: 162-09-617-001 & 162-09-617-002

To Whom It May Concern:

On behalf of our Client, JDR Owner, LLC, please accept this letter for a request for the third extension of time for UC-1242-06, to allow modular buildings during construction of the Resort Hotel (The Blue) located on 22.7 acres in an H-1 Zone. The project is located on the east side of Las Vegas Boulevard South and on the north side of Elvis Presley Boulevard and within Winchester. This extension of time request is required because the current owners of the project (JDR Owner, LLC) recently purchased the uncompleted project from the former owners (2255 Las Vegas, LLC - The Drew) in February 2021.

The current owners of the project need time to review, evaluate and get familiar with all existing and land use approvals, permits and Agreements prior to proceeding with the commencement and completion of the project. This request is for a three (3) year extension of time to extend all existing land use applications, to allow the Applicant to complete the assignment and assumption of all Agreements, replace all existing Bonds and Off-site Agreements and obtain building permits to continue construction and completion of the project. The original Application (UC-1242-06) was approved on October 17, 2006. The first Extension of time Application (ADET-1363-17) was approved December 2017. The second

LAW OFFICE

OF



Extension of time Application (ET-18-40048) was approved on April 18, 2018 with three (3) years to complete being May 05, 2021.

The request to extend this application is part of the due diligence by the owners to review all approvals, permits and documents for the project. This application is associated with eight (8) companion application. We request and appreciate that Current Planning allow all the other eight (8) companion applications to have one concurrent approval date.

We appreciate your review and approval of the application as requested.

Please contact me if you have questions or concerns.

Sincerely,

BROWN, BROWN & PREMSRIRUT



LAND USE APPLICATION COPY

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

	APPLICATION TYPE		ADP. NUMBER: WS-21-0244 DATE FILED: 5/12/21
0	TEXT AMENDMENT (TA)	臣	PLANNER ASSIGNED: DIE TABIÇAC DATE: 6/8/21
Ò	ZONE CHANGE CONFORMING (ZC) NONCONFORMING (NZC)	STAFF	PC MEETING DATE: 7/6/2 BCC MEETING DATE: FEE: \$4 15
D	USE PERMIT (UC)		
C	VARIANCE (VC)		NAME: Casa Vegas Homeowners c/o Community Management Gro
	WAIVER OF DEVELOPMENT STANDARDS (WS)	PROPERTY OWNER	ADDRESS: 2450 Box Canyon Drive
a	DESIGN REVIEW (DR)	8 €	TELEPHONE: 702-942-2500 CBL: E-MAIL: casavegas@cmg-hoa.com
D	ADMINISTRATIVE DESIGN REVIEW (ADR)		NAME: INTERTEX LV, LLC (joshua@intertexcompanies.com)
o	STREET NAME / NUMBERING CHANGE (SC)	PM.	ADDRESS: 6380 S. Valley View Bivd, Suite 246
а	WAIVER OF CONDITIONS (VIC)	APPLICANT	CITY: Las Vegas STATE: NV ZIP: 89118 TELEPHONE: 702-463-2800 CELL: 702-325-7107
	(ORIGINAL APPLICATION II)	4	E-MAIL: JOShua@intertexcompanietrer contact to #:
	ANNEXATION REQUEST (AND)	-	NAME: James Yancey
п	EXTENSION OF TIME (ET)	1	Annagas, 6765 W Russell Rd, Suite 200
	(ORIGINAL APPLICATION #)	ESPONDENT	erry Las Vegas STATE: NV 215-89118
a	APPLICATION REVIEW (AR)	OPENIE	TELEPHONE: 702-798-7978 CELL: 702-808-5443 E-MAIL: jim.yancey@imeng.com
	(ORIGINAL APPLICATION #)	٥	E-WAIL: Mission and Afficiance Web Courses In a.
AS	SESSOR'S PARCEL NUMBER(8)	162-1	1-310-000
DO	OPERTY ADDRESS and/or CROS	S STREE	rs. Vegas Valley and Casa Vegas
PR	OJECT DESCRIPTION: Adding	perime	ter fencing and gates to an existing condominium property.
this here has suid	application under Clark County Code; that the	Information .	comeries) of record on the Tax Rolls of the property involved in this expelication, or (am, are) otherwise qualified to initiate on the estatehed leipel description, all plans, and description all plans, and description and answers committed providings and below and below and the undersigned understands that this application main be complete and accurate before a some Comprehensive Plansing Department, or the designary, to enter the premises and to install any required eight on condition. TESSE BACKSI had Property Owner (Print)
87.6 004	TE OF U		
SUE By	SCRINED AND SMORN BEFORE VIE ON	4	(DATE)
PUB	TAY		
7K	TE: Corporate declaration of sulhority (or a corporation, partnership, trust, or provides	squivalent), signature b	power of attorney, or signature documentation is required if the applicant end/or property owner is a representative capacity.

WS-21-0244

and the same of th	WAS TABLE OF STREET
y # −= ± t ^M + × ×	
	was in the second of the second of
A.B	
Signature of Obcument Signer No. 1	Signature of Document Signer No. 2 (if any)
tary public or other officer completing this certificate ment to which this certificate is attached, and not the	e verifies only the identity of the Individual who signed the truthfulness, accuracy, or validity of that document.
of California by of Los APGELES	on this 215T day of Journal 20 2 toy Date Month Year (1) LESSE BACK SIHAN
	(and (2) Name(s) of Signer(s)
KATALIN LANGIANESE Notzry Public - Cattfornia Los Angeles County Commission # 2210368 My Comm. Expires Sep 12, 2021	proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me Signature of Notary Public
Seal Place Notary Seal Above	
OPTI ugh this section is optional, completing this i	nformation can deter alteration of the document or form to an unintended document. Document Date: 1-21-

NELSON CONSULTING ENGINEERS

Project# 1994-017-192

LARRY R. NELSON, P.E. President

May 3, 2021

WS-21-02L

Department of Comprehensive Planning Development Review 500 S. Grand Central Parkway Las Vegas, Nevada 89155

STRUCTURAL

CIVIL * SURVEY

PLANNING

Waiver of Standards APN 162-11-310-000 Reference: (Previous Action Item WS-18-0747)

Dear Staff:

On behalf of our client, we are providing information regarding a Waiver of Standards request for the above-mentioned parcel number, which is located on the southeast corner of Vegas Valley Drive and Casa Vegas Street.

Specifically, the following waiver of standards are requested:

- o Allow a proposed 6-foot-high decorative fence adjacent to Casa Vegas Street and Serenada Drive where a decorative fence is required to be set back for landscaping along a street per Section 30.64-020.
- o Waiver to CCAUSD 222.1 to reduce the proposed throat depth to 11 feet where 100 feet is the minimum setback per Section 30.64-020(5)(a) (an 89% decrease),
- o Allow for the existing entry width of 20'-31' to remain instead of 48' per CCAUSD 222.1 (a 58% decrease).
- Allow for median length of 18' or no median instead of 20' per CCAUSD 222.1 (a 10% decrease)
- o Allow for median width of 2' or no median instead of 4' per CCAUSD 222.1 (a 50% decrease)
- Allow for a reduction of parking. Required per 30.60-1 = 674 spots. Existing parking = 443 spots. Proposed parking = 422 spots. 37.4% reduction from required, and 5% reduction from existing.

NEVADA

L.R. NELSON CONSULTING ENGINEERS, INC.

6765 West Russell Road, Suite 200 Los Vegas, NV 89118-1885

702 / 798-7978 Phone FAX 702 / 451-2298 Email Printer Mirrorg.com

UTAH

L.R. NELSON CONSULTING ENGINEERS, L.L.C. 51 West 9000 South Sandy, UT 84070-2008

Phone 801 / 565-8580 801 / 565-9340 FAX www.ginesta@limsic.com CHILL

Due to an increase in crime and limited site security, the project proposes providing additional security measures such as fencing and access gates to increase the security of the area. We are proposing to install fencing, vehicular gates, and pedestrian gates to limit access to the condominium site known as Casa Vegas.

Existing site conditions and space limitation prohibit the adherence to CCAUSD 222.1 but it is felt the need for increased security justifies the reduced setback to allow for the eates.

Coordination with Clark Count Traffic and Public works was done prior to the submittal of this Waiver of Standards to determine a design that provides the security the owner desires for the project, but also minimizes impacts to local traffic patterns and impact to public streets. It has been determined that the entrance/exit located on Vegas Valley will now become a right-out only exit drive.

Access to the site from Casa Vegas and La Canada Street will be gated, but gates are to be left open during normal "business" hours and closed during the evening and night to be accessed by residents only.

Much of the site is currently secured by CMU screen walls along the south and east boundary. The north boundary (along Vegas Valley) and west boundary (Casa Vegas) have an existing knee wall that will remain in place or be replaced in kind if in disrepair. However, a wrought iron fence is to be installed on top of the knee wall to achieve a height that's better suited for security. Pedestrian openings along the north and west boundary will remain, but be gated and access by residents.

Construction of the proposed security measures and maintaining fire access routes required a reduction of parking by 21 spots. This is a reduction from the existing parking count which is currently under the code required amount.

We feel that this addition of fencing and gates to the development provides the additional security desired by residents, the project owner, and local first responders, but minimizes any impacts to the public infrastructure adjacent to the site. With this in mind, we respectfully request the approval of Waiver of Standards.

If you have any questions or concerns, please contact this office at your earliest convenience.

Thank you for your consideration.

Sincerely.

L. R. NELSON CONSULTING ENGINEERS, LLC.

James Yancey, P.E. Project Manager