



# Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, NV 89121

April 27, 2021

6:00 p.m.

## AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two 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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Victoria Bonner at (702) 335-9205 and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments via email to [beatriz.martinez@clarkcountynv.gov](mailto:beatriz.martinez@clarkcountynv.gov), before 5:00 pm, April 27,2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

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Board Members:	Robert Mikes – Chair Ken Dayton- Vice Chair John Delibos	Judith Siegel Patrick Becker
Secretary:	Victoria Bonner, (702)335-9205, <a href="mailto:victoriabelleb@gmail.com">victoriabelleb@gmail.com</a>	
County Liaison:	Beatriz Martinez, (702)455-0560, <a href="mailto:beatriz.martinez@clarkcountynv.gov">beatriz.martinez@clarkcountynv.gov</a>	

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I. Call to Order, Invocation, Pledge of Allegiance, 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 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 Chair or the Board/Council by majority vote.

BOARD OF COUNTY COMMISSIONERS  
MARILYN KIRKPATRICK, CHAIR – JAMES B. GIBSON, Vice-Chair  
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
YOLANDA KING, County Manager

If you do not wish to attend the meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to [Beatriz.martinez@clarkcountynv.gov](mailto:Beatriz.martinez@clarkcountynv.gov), before 5:00 pm, on April 27,2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting’s minutes.

III. Approval of Minutes for April 13,2021 (For possible action)

IV. Approval of Agenda for April 27, 2021 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

1. Discuss the current phase of the Transform Clark County Master Plan & Development Code rewrite process, focusing on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TABs) and Citizen Advisory Councils (CACs), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning Areas and local communities. This is your opportunity to provide feedback to the County on the process and to ensure the updated Master Plan reflects what’s important to your community. ( For Discussion only )

VI. Planning & Zoning

**1. VS-21-0085-RESORTS WORLD LAS VEGAS, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Resorts World Drive located between Las Vegas Boulevard South and Sammy Davis Jr. Drive within Winchester (description on file). TS/bb/jd (For possible action) 04/20/21 PC

**2. UC-21-0143-RESORTS WORLD LAS VEGAS, LLC:**

**USE PERMITS** for the following: **1)** allow primary access to accessory uses (day club and food trucks) from the exterior of the resort; and **2)** all deviations as shown per plans on file.

**DEVIATIONS** for the following **1)** landscaping and screening; and **2)** all deviations as shown per plans on file.

**DESIGN REVIEWS** for the following: **1)** modifications to an approved High Impact Project; **2)** modifications to a resort hotel (Resorts World) and all associated and accessory uses including retail sales, restaurants, night club, day club, entertainment areas, recreational areas, public and back-of-house areas, and other accessory uses currently under development; and **3)** all other proposed accessory and incidental buildings and structures on 86.9 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/al/jd (For possible action) 05/05/21 BCC

**3. UC-21-0134-PROGRESSIVE CASUALTY INS., CO.:**

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

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** a vehicle paint and body shop not in conjunction with vehicle sales; **2)** service bay doors facing the street; and **3)** reduced separation to a residential use on 2.6 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Boulder Highway, 750 feet north of Desert Inn Road within Winchester. TS/nr/jo (For possible action) 05/18/21 PC

**4. UC-21-0135-HIGHLAND PARTNERS, LLC:**

**USE PERMITS** for the following: **1)** outside dining and drinking; and **2)** on-premises consumption of alcohol (service bar).

**WAIVER OF DEVELOPMENT STANDARDS:** for reduced parking in conjunction with an existing restaurant on a 0.5 acre portion of 1.3 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the northwest corner of Capella Avenue and Highland Drive within Winchester. TS/nr/jo (For possible action) 05/18/21 PC

**5. DR-21-0152-BOULDER HIGHWAY, LLC:**

**DESIGN REVIEWS** for the following: **1)** a new vehicle sales and repair building; and **2)** finished grade in conjunction with an existing vehicles sales establishment on 7.0 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Boulder Highway and the south side of Glen Avenue within Winchester. TS/jor/jd (For possible action) 05/19/21 BCC

**6. ET-21-400052 (UC-18-0328)-SHERWOOD 2592 INVESTMENTS, LLC:**

**USE PERMIT FIRST EXTENSION OF TIME** to reduce the front setback for a proposed motel.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking; **2)** alternative landscaping and buffering; **3)** alternative parking lot design and layout; **4)** waive applicable design standards; **5)** allow modified driveway design standards; and **6)** permit existing nonstandard improvements to remain within a right-of-way.

**DESIGN REVIEW** to convert an existing apartment building into a proposed motel on 0.5 acres in an H-1 (Limited Resort and Apartment) Zone in the SOSA Overlay District. Generally located on the east side of Sherwood Street, 500 feet south of Sahara Avenue within Winchester. TS/nr/jo (For possible action) 05/19/21 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's/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 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 Chair or the Board/Council by majority vote.

If you would like to provide written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments via email to [Beatriz.martinez@clarkcountynv.gov](mailto:Beatriz.martinez@clarkcountynv.gov), before 5:00 pm, April 27,2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

IX. Next Meeting Date: May 11, 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 ans Fresh Dry Cleaners: 2548 Desert Inn Rd., Las Vegas, NV 89121

United States Postal Service: 2478 E. Desert Inn Rd., Las Vegas, NV 89121

Starbucks: 2412 E. Desert Inn Rd., Las Vegas, NV 89121

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS  
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YOLANDA KING, County Manager



## Winchester Town Advisory Board

April 13, 2021

### MINUTES

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Board Members: Robert O. Mikes, Jr. – Chair – **Present**  
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

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- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions  
Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary, Lorna Phegley; Planning. The meeting was called to order at 6:00p.m.
- II. Public Comment  
**None**
- III. Approval of March 30, 2021 Minutes  
**Moved by: Mikes**  
**Approve as submitted**  
**Vote: 5-0 Unanimous**
- IV. Approval of Agenda for April 13, 2021  
**Moved by: Mikes**  
**Approve as submitted**  
**Vote: 5-0 Unanimous**
- V. Informational Items
  1. Announcements of upcoming neighborhood meetings and County or community meetings and events( for discussion)
- VI. Planning & Zoning:

1. **UC-21-0126-SAIA, GABRIEL GOMES JR. REV LIV TR & SAIA, GABRIEL GOMES JR. TRS:**

**USE PERMIT** for a proposed daycare (children) facility within an existing retail and office/warehouse on a portion of 9.1 acres in an M-1 (Light Manufacturing) (Adult Use Overlay) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester. TS/sd/jo (For possible action)

**Moved By- Siegel**

**Deny**

**Vote: 5-0 Unanimous**

2. **ET-21-400036 (UC-18-0753)-305CCD, LLC:**

**USE PERMIT FIRST EXTENSION OF TIME** to commence the following: **1)** a High Impact Project; **2)** day spa with medical offices; **3)** offices; **4)** retail sales and service; **5)** restaurants and taverns with outside dining and drinking; **6)** alcohol sales (beer and wine – packaged only); **7)** alcohol sales (liquor – packaged only) **8)** on-premises consumption of alcohol (service bars, supper clubs and taverns); **9)** convention facilities and meeting rooms with kitchens; and **10)** reduce separation between on-premises consumption of alcohol to a residential use (multiple family).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased building height; **2)** reduce height/setback ratio; **3)** permit encroachment into airspace; **4)** reduced setbacks; **5)** reduce setback from the right-of-way; **6)** reduced parking; **7)** reduced loading spaces; **8)** allow modified street standards; and **9)** allow modified driveway design standards.

**DESIGN REVIEWS** for the following **1)** a High Impact Project; **2)** hotel; **3)** day spa with medical offices; **4)** retail sales and service; **5)** restaurants and taverns with outside dining and drinking; **6)** on-premises consumption of alcohol (service bars, supper clubs and taverns); **7)** convention facilities and meeting rooms with kitchens; **8)** parking garage with subterranean levels; and **9)** pool areas with landscaping at the top level of the hotel podium on 6.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the west side of Debbie Reynolds Drive within Winchester (description on file). TS/jgh/jo (For possible action)

**Moved By- Dayton**

**Approve with staff conditions**

**Vote: 4-0 Unanimous**

**Patrick Becker recused himself**

VII. General Business

VII. Public Comment

VIII. Next Meeting Date

**The next regular meeting will be April 27, 2021**

IX. Adjournment

**The meeting was adjourned at 6:35 p.m.**

**ATTACHMENT A  
WINCHESTER TOWN ADVISORY BOARD  
ZONING AGENDA  
TUESDAY, 6:00 P.M., APRIL 27, 2021**

04/20/21 PC

1. **VS-21-0085-RESORTS WORLD LAS VEGAS, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Resorts World Drive located between Las Vegas Boulevard South and Sammy Davis Jr. Drive within Winchester (description on file). TS/bb/jd (For possible action)

05/05/21 BCC

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**USE PERMITS** for the following: 1) allow primary access to accessory uses (day club and food trucks) from the exterior of the resort; and 2) all deviations as shown per plans on file.  
**DEVIATIONS** for the following 1) landscaping and screening; and 2) all deviations as shown per plans on file.  
**DESIGN REVIEWS** for the following: 1) modifications to an approved High Impact Project; 2) modifications to a resort hotel (Resorts World) and all associated and accessory uses including retail sales, restaurants, night club, day club, entertainment areas, recreational areas, public and back-of-house areas, and other accessory uses currently under development; and 3) all other proposed accessory and incidental buildings and structures on 86.9 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/al/jd (For possible action)

05/18/21 PC

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RIGHT-OF-WAY  
(TITLE 30)

LAS VEGAS BLVD S/RESORTS WORLD DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0085-RESORTS WORLD LAS VEGAS, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Resorts World Drive located between Las Vegas Boulevard South and Sammy Davis Jr. Drive within Winchester (description on file). TS/bb/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

162-09-312-002; 162-09-413-002

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

The plans show the vacation and abandonment of a 2,575 square foot portion of right-of-way located on the north side of Resorts World Drive and adjacent to Las Vegas Boulevard South. The area to be vacated is up to 150 feet in length from east to west and up to 21 feet in width from north to south. The right-of-way area is no longer needed for the development of the Resorts World property and will be used for south entry access and on-site signs. Utilities were relocated to allow for the proposed vacation of right-of-way.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-20-0526	Comprehensive sign package and animated sign area	Approved by BCC	January 2021
ADR-20-900333	Resorts World security dog facility addition	Approved by ZA	August 2020
DR-20-0261	Resorts World people mover system from the Las Vegas Convention Center to Resorts World Resort Hotel	Approved by BCC	August 2020
SC-20-0191	Street name change to Genting Boulevard	Approved by PC	June 2020

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
SC-20-0192	Street name change to Resorts World Avenue	Approved by PC	June 2020
SC-20-0193	Street name change to Goh Tong Way	Approved by PC	June 2020
UC-20-0174	Fabric membrane structure (convention exposition hall) and temporary wall sign (static) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	May 2020
DR-20-0015	Comprehensive sign plan (Resorts World), increased overall wall sign area, increased overall freestanding sign area, height of a freestanding sign, and overall animated sign area	Approved by BCC	March 2020
ADR-19-900875	Modified a previously approved resort hotel (Resorts World)	Approved by ZA	January 2020
AR-18-400272 (WS-0029-17)	Third application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	February 2019
UC-18-0541	Modified an approved High Impact Project; recreational facility (indoor water park); and deviations as shown per plans on file; deviations for reduced setbacks; reduced the height setback ratio adjacent to an arterial street (Las Vegas Boulevard South); allowed primary access to a shopping center (with commercial, retail, & restaurant uses) from the exterior of the resort; and all other deviations as shown per plans on file; reduced setbacks, and waived non-standard improvements within the future right-of-way (Las Vegas Boulevard South); and design reviews for modifications to an approved High Impact Project, a resort hotel (Resorts World) and all associated and accessory uses and all other accessory and incidental buildings and structures	Approved by BCC	September 2018
TM-18-500091	1 lot commercial subdivision	Approved by PC	July 2018

### Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400076 (WS-0029-17)	Second application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	June 2018
WS-0029-17 (AR-0130-17)	First application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	October 2017
VS-0708-17	Vacated and abandoned a portion of right-of-way being Resorts World Drive	Approved by BCC	October 2017
UC-0650-17	Modifications to an approved resort hotel (Resorts World)	Approved by BCC	October 2017
WS-0029-17	Temporarily waived full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	March 2017
UC-0642-16	Resort hotel with deviations for signs in conjunction with a resort hotel	Withdrawn by BCC	November 2016
ORD-0225-16	Ordinance to adopt the third amendment to the development agreement for Resorts World	Approved by BCC	April 2016
DA-0189-16	Third amendment to the development agreement for Resorts World	Approved by BCC	April 2016
UC-0754-15	Modified an approved resort hotel (Resorts World) for Phase I of development	Approved by BCC	January 2016
VS-0212-13 (ET-0028-15)	First extension of time to vacate a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2015
ZC-0218-14	Expanded the Gaming Enterprise District along the western boundary of the site and modified an approved High Impact Project (Resorts World)	Approved by BCC	July 2014
UC-0588-13	Modified an approved High Impact Project for a resort hotel (Resorts World)	Approved by BCC	December 2013
TM-0113-13	Commercial subdivision for the Resorts World site	Approved by PC	August 2013
UC-0217-13	Changed and modified temporary aesthetic improvements in conjunction with a resort hotel (Resorts World) - expired	Approved by BCC	June 2013

### Prior Land Use Requests

Application Number	Request	Action	Date
VS-0212-13	Vacated and abandoned a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2013
RS-0077-13	Record of Survey for Las Vegas Boulevard South adjacent to the site	Reviewed by Staff	May 2013
UC-0380-12	Temporary aesthetic improvements in conjunction with a developing resort hotel (Echelon Resort) - expired	Approved by BCC	September 2012
DR-0556-08 (ET-0034-12)	Second extension of time for a private pedestrian grade separated walkway/sidewalk (tunnel)	Approved by BCC	July 2012
UC-0709-07 (ET-0033-12)	Second extension of time to expand the Gaming Enterprise District along the western boundary of the site	Approved by BCC	July 2012
UC-0126-07 (ET-0032-12)	Second extension of time for modifications to a resort hotel	Approved by BCC	July 2012
UC-1286-06 (ET-0031-12)	Second extension of time for a resort hotel	Approved by BCC	July 2012
AG-0460-12	24 month report for the Echelon Resort	Approved by BCC	July 2012
ORD-0458-12	Ordinance to adopt the second amendment to the development agreement for Echelon Resort	Approved by BCC	July 2012
DA-0279-12	Second amendment to the Development Agreement for Echelon Resort	Approved by BCC	July 2012
DR-0556-08 (ET-0112-10)	First extension of time for a private pedestrian grade separated walkway/sidewalk (tunnel)	Approved by BCC	August 2010
ZC-0747-09	Reclassified a portion of the site adjacent to the fire station from P-F to H-1 zoning and from H-1 to P-F zoning due to re-conveyance and donation of property	Approved by BCC	February 2010
VS-0720-09	Vacated and abandoned excess right-of-way	Approved by PC	January 2010
DR-0556-09	Improvements including a sidewalk, landscaping and fencing for Echelon Resort - expired	Approved by BCC	October 2009
UC-0709-07 (ET-0196-09)	First extension of time to expand the Gaming Enterprise District along the western boundary of the site	Approved by BCC	August 2009
DA-0998-08	First amendment to the development agreement for Echelon Resort	Approved by BCC	December 2008

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1286-06 (ET-0280-08)	First extension of time for a resort hotel	Approved by BCC	November 2008
UC-0126-07 (ET-0279-08)	First extension of time for modifications to a resort hotel	Approved by BCC	November 2008
DR-0556-08	Private pedestrian grade separated walkway/sidewalk (tunnel)	Approved by BCC	July 2008
DA-1166-07	Original development agreement for Echelon Resort	Approved by BCC	November 2007
UC-0709-07	Expanded the Gaming Enterprise District along the western boundary of the site	Approved by BCC	August 2007
UC-0126-07	Expanded and modified a resort hotel design	Approved by BCC	April 2007
UC-1286-06	Resort hotel with accessory uses, reduced parking reduced setbacks, and encroachment into airspace	Approved by BCC	November 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Circus Circus Resort Hotel & Viva McDonalds
South	Commercial Tourist	H-1	Undeveloped (approved Alon Las Vegas Resort Hotel site)
East	Commercial Tourist	H-1 & P-F	Approved LVCVA parking lot, retail uses, restaurants, & undeveloped
West	Commercial Tourist, Public Facilities, & Commercial General	H-1, P-F, C-2, & M-1	Clark County Fire Station, commercial & industrial uses

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff cannot support the vacation of right-of-way for Resorts World Drive. Public Works has a planned pedestrian bridge over Resorts World Drive and the details for the bridge still need to be finalized. It is premature to vacate the right-of-way because it is unknown what areas need to be retained in fee or as easements to accommodate the pedestrian bridge or other public improvements.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

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

**Public Works - Development Review**

- Coordinate with Public Work - Director's office and Development Review to revise the legal description, if necessary;
- Grant necessary easements as required by Public Works;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GARY/DLAKE

**CONTACT:** GREG BORGEL, 300 S. FOURTH STREET #1400, LAS VEGAS, NV 89101

RESORT HOTEL  
(TITLE 30)

LAS VEGAS BLVD S/GENTING BLVD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0143-RESORTS WORLD LAS VEGAS, LLC:**

**USE PERMITS** for the following: **1)** allow primary access to accessory uses (day club and food trucks) from the exterior of the resort; and **2)** all deviations as shown per plans on file.

**DEVIATIONS** for the following **1)** landscaping and screening; and **2)** all deviations as shown per plans on file.

**DESIGN REVIEWS** for the following: **1)** modifications to an approved High Impact Project; **2)** modifications to a resort hotel (Resorts World) and all associated and accessory uses including retail sales, restaurants, night club, day club, entertainment areas, recreational areas, public and back-of-house areas, and other accessory uses currently under development; and **3)** all other proposed accessory and incidental buildings and structures on 86.9 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/al/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-09-312-002 through 162-09-312-006; 162-09-413-001 through 162-09-413-003

**DEVIATIONS**

1. Permit alternative landscaping and screening along Las Vegas Boulevard South, where landscaping and screening per Section 30.64 and Figure 30.64-17 are required.
2. All deviations as shown per plans on file.

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3000 Las Vegas Boulevard South
- Site Acreage: 86.9
- Number of Units Phase I: 3584 (3396 guest rooms/188 condominium units)
- Number of Units Full Build Out: 10,228 (10,040 guest rooms/188 condominium units)
- Project Type: Modifications to an approved resort hotel

- Number of Stories: 56
- Building Height (feet): up to 679
- Phase I Square Feet: 10,059,202
- Full Build Out Square Feet: 19,832,479
- Parking Required/Provided Phase I: 5,496/7,154
- Parking Required/Provided Full Build Out: 12,065/13,075

### Request & History

This request is for modifications to the site of the approved Resorts World Resort Hotel. The site was originally approved for redevelopment as a resort hotel for the Echelon Resort Hotel by UC-1286-06 in November 2006. Construction began on the Echelon Resort Hotel but due to the economic downturn, construction of the Echelon project was halted, and the property was later sold to the current owners. Since that time there have been several land use applications to modify the project, including changing the project from the Echelon Resort Hotel to the Resorts World Resort Hotel. These previously approved modifications have included, but are not limited to, increasing the height of the buildings, increasing the number of rooms, reducing parking and number of loading spaces, and modifications to development standards for setbacks and landscaping. The previously approved plans for this resort hotel have indicated that the project would be developed in phases.

As with the previously approved plans, the plans with this request indicate that the project will still be developed in phases. The plans depict modifications to the first phase of the project which includes modifications to the floor plans, landscaped areas, accessory uses, and portions of the exteriors of the buildings. The plans also include additional accessory uses and structures to include, but not limited to, retaining walls, a booth with manned information center, food trucks, and booths for food, beverage, and retail sales within the day club.

### Site Plan

The site has frontage on Las Vegas Boulevard South, Genting Boulevard, and Sammy Davis Jr. Drive. Access to the site is provided from all the adjacent streets. Along the south property lines of the northernmost parcels is a private drive that separates the northernmost parcels from the remainder of the site. The private drive connects Las Vegas Boulevard South with Sammy Davis Jr. Drive.

### Site Plans (Phase I)

The main resort hotel building with a high-rise tower will occupy the central portion of the site. The parking garages, facilities building, and a central plant are located on the southwest corner of the site. A parking garage, theater, and future development area are located on the northwest corner of the site. The northernmost parcels will consist of additional parking and future development areas. At the northeast corner of the site is a shopping center (Chinese Village). Along the east side of the site, between the main resort tower and Las Vegas Boulevard South, is the "Spine", a building that will house retail shopping, virtual reality, and traditional entertainment attractions. To the south of the main tower buildings, the plans depict a pool deck area and future development areas. A proposed booth with a manned information center is being added to the northeastern portion of the site and will be located approximately 40 feet from the common property line with the McDonalds to the north, and 25 feet from the eastern property

line (Las Vegas Boulevard South). The retaining walls are located within landscape areas along Las Vegas Boulevard South and at a vehicle ingress/egress to basement level parking and service areas from Las Vegas Boulevard South designated as the Tunnel on the plan. The day club is located on the southeastern portion of the site to the west of the Spine. The food trucks and food, beverage, and retail booths will be located within the day club area.

The plans are still depicting the locations for pedestrian bridges on the northeast and southeast corners of the site to allow pedestrians to cross over Las Vegas Boulevard South and Genting Boulevard, respectively. Other bridges will be provided to allow pedestrians to cross over the private streets and drives on-site, including a pedestrian bridge connecting the shopping center (Chinese Village) to the rest of the resort hotel.

#### Site Plans (Full Build Out)

As with previous approvals for this site, at full build out, the plans depict an additional high-rise hotel tower (integrated resort hotel) and an additional parking garage on the northernmost parcels. On the northwest portion of the site, a convention center is shown with a high-rise office tower (trade center) to the south of the convention center. The undeveloped area south of the main resort buildings (Phase I) will be developed with 4 additional high-rise hotel towers (boutique hotels) and additional pools and water activity areas.

#### Landscaping

Plant material consists of trees, shrubs, and groundcover from the Southern Nevada Regional Planning Coalition's approved plant list. The landscape plan depicts a 15 foot wide sidewalk/pedestrian access easement along Las Vegas Boulevard South, with a minimum 3 foot wide shy distance between the sidewalk/pedestrian access easement and the buildings. Landscape areas of varying widths are located between Las Vegas Boulevard South and the sidewalk/pedestrian access easement. Bollards are also included within the landscape area along Las Vegas Boulevard South. The areas along Sammy Davis Jr. Drive and Resorts World Drive will have combinations of minimum 5 foot wide attached and detached sidewalks along these streets with landscape areas of varying widths adjacent to the sidewalks. Additional landscape areas are located adjacent to the buildings, the on-site driveways, and within the surface parking area. Prior applications have been approved to allow fencing, walls, landscaping, and other non-standard structures within portions of the rights-of-way. The plans are depicting a modification to the pedestrian realm along Las Vegas Boulevard South where trees are being planted on the west side of the pedestrian realm and shrubs on the east side where prior approvals depicted trees on both sides of the pedestrian realm.

#### Elevations

The plans are depicting some minor changes to the exterior of the previously approved buildings. The design of the resort hotel is a combination of modern and traditional Chinese themed architecture. The design is a combination of the classic "Forbidden City" and modern interpretations of Chinese details. The low and mid-rise structures will have pagoda style roofs. The exterior of the buildings will be constructed of painted block and glazed aluminum curtain wall systems. The plans depict the main hotel tower will be the largest structure on the site at 56 stories with a maximum height of 679 feet. The integrated resort tower is 525 feet in height, the

trade center tower is 607 feet in height, and the boutique hotels will range in height from 393 feet to 534 feet as shown on previously approved plans.

The proposed buildings and structures include the booths for food, beverage, and retail sales and the manned information center. The manned information center is 1 story and 16 feet in height. This building has a sloped, standing seam metal roof and is constructed of concrete block. The food, beverage, and retail sales booths are re-purposed shipping containers. These booths are 1 story with a maximum height of 14 feet and are constructed of metal. Doors and windows will be cut into the structures where needed.

#### Floor Plans (Phase I)

The total building area for Phase I of the project is 10,059,202 square feet, which will consist of the main hotel tower, public areas, non-public areas, and other associated and incidental facilities. The plans depict a total of 3,584 rooms (3,396 guest rooms/188 condominium units), which is less than the previously approved 3,873 units for Phase I. The previously approved plans depicted hotel rooms between 375 square feet and 6,440 square feet in area. The plans submitted are depicting the hotel rooms being between 515 square feet to 3,977 square feet. The main tower of the resort hotel has 56 floors, however, the floor plans depict 66 levels with levels 40 through 49 omitted from the plans. The number 4 is considered as bad luck in Asian cultures, so the plans skip from level 39 to level 50. The resort hotel will include 736,153 square feet of public space, 175,654 square feet of convention facilities, a 151,301 square foot theater, and a 4,000 square foot central plant. Additionally, the plan depicts 989,133 square feet of other back-of-house areas. The manned information center has an area of 570 square feet which consists of an open work area, restroom, and storage room.

#### Floor Plans (Full Build Out)

At full build out, the project will be 19,832,479 square feet, which will consist of 5 additional hotel towers (4 boutique hotels and the integrated resort tower), public areas, non-public areas, and other associated and incidental facilities. The plans depict a total of 6,456 hotel rooms within the 5 additional high-rise towers for a total of 10,228 units (including 188 resort condominium units). At full build out the resort hotel will include 938,141 square feet of public space, 1,183,503 square feet of convention facilities, a 151,301 square foot theater, a 949,146 square foot office tower (trade center), and a 4,000 square foot central plant. Additionally, the plan depicts 1,028,069 square feet of other back-of-house areas.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates that the proposed modifications to the project conform to the prior approvals for the resort hotel and complements the overall theme of the property. The project will greatly enhance the vitality and appearance of this portion of "The Strip."

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-20-0546	A monorail generally located between Sahara Avenue and Russell Road and Between Paradise Road and Decatur Boulevard that includes portions of this site	??? by BCC	April 2021
DR-20-0526	Amended comprehensive sign plan	Approved by BCC	January 2021
ADR-20-900333	Resorts World security dog facility addition	Approved by ZA	August 2020
DR-20-0261	Resorts World people mover system from the Las Vegas Convention Center to Resorts World Resort Hotel	Approved by BCC	August 2020
SC-20-0191	Street name change to Genting Boulevard	Approved by PC	June 2020
SC-20-0192	Street name change to Resorts World Avenue	Approved by PC	June 2020
SC-20-0193	Street name change to Goh Tong Way	Approved by PC	June 2020
UC-20-0174	Fabric membrane structure (convention exposition hall) and temporary wall sign (static) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	May 2020
DR-20-0015	Comprehensive Sign Plan (Resorts World), increased overall wall sign area, increased overall freestanding sign area, increased the height of a freestanding sign, and increased the overall animated sign area	Approved by BCC	March 2020
ADR-19-900875	Modified a previously approved resort hotel (Resorts World)	Approved by ZA	January 2020
AR-18-400272 (WS-0029-17)	Third application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	February 2019

Application Number	Request	Action	Date
UC-18-0541	Modified an approved High Impact Project; recreational facility (indoor water park); and deviations as shown per plans on file; deviations for reduced setbacks; reduced the height setback ratio adjacent to an arterial street (Las Vegas Boulevard South); allowed primary access to a shopping center (with commercial, retail, & restaurant uses) from the exterior of the resort; and all other deviations as shown per plans on file; reduced setbacks, and waived non-standard improvements within the future right-of-way (Las Vegas Boulevard South); and design reviews for modifications to an approved High Impact Project, a resort hotel (Resorts World) and all associated and accessory uses and all other accessory and incidental buildings and structures	Approved by BCC	September 2018
TM-18-500091	1 lot commercial subdivision	Approved by PC	July 2018
AR-18-400076 (WS-0029-17)	Second application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	June 2018
WS-0029-17 (AR-0130-17)	First application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	October 2017
VS-0708-17	Vacated and abandoned a portion of right-of-way being Resorts World Drive	Approved by BCC	October 2017
UC-0650-17	Modifications to an approved resort hotel (Resorts World)	Approved by BCC	October 2017
WS-0029-17	Temporarily waived full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	March 2017
UC-0642-16	Resort hotel with deviations for signs in conjunction with a resort hotel	Withdrawn by BCC	November 2016
UC-0754-15	Modified an approved resort hotel (Resorts World) for Phase I of development	Approved by BCC	January 2016

Application Number	Request	Action	Date
VS-0212-13 (ET-0028-15)	First extension of time to vacate a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2015
ZC-0218-14	Expanded the Gaming Enterprise District along the western boundary of the site and modified an approved High Impact Project (Resorts World)	Approved by BCC	July 2014
UC-0588-13	Modified an approved High Impact Project for a resort hotel (Resorts World)	Approved by BCC	December 2013
TM-0113-13	Commercial subdivision for the Resorts World site	Approved by PC	August 2013
UC-0217-13	Changed and modified temporary aesthetic improvements in conjunction with a resort hotel (Resorts World) - expired	Approved by BCC	June 2013
VS-0212-13	Vacated and abandoned a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2013
RS-0077-13	Record of Survey for Las Vegas Boulevard South adjacent to the site	Reviewed by Staff	May 2013

There have been several other land uses applications on this site; however, these are the applications that are the most directly related to the Resorts World Resort Hotel.

#### Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Circus Circus Resort Hotel & McDonalds
South	Commercial Tourist	H-1	Undeveloped
East	Commercial Tourist	H-1 & P-F	Shopping centers & LVCVA convention facility
West	Public Facilities & Commercial General	P-F, C-2 & M-1	Clark County Fire Station, commercial, & industrial

#### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

##### Use Permits, Deviations, and Design Review

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

This site is located within the Resort Corridor which is a high intensity economic center that is tourist oriented and caters to pedestrians both in circulation and scale of development. Staff has no issue allowing primary access to accessory uses like the day club and food truck from the exterior of the resort hotel. Similar requests have been approved for other resort hotels within the Resort Corridor. The modifications to the approved plans for the Resorts World Resort Hotel are compatible with the existing and planned land uses in the area. The project complies in part with Goal 1 of the Comprehensive Master Plan to implement a comprehensive land use plan to promote economic viability and employment opportunities with development that is compatible with adjacent land uses. The design reviews are necessary to address changes to the overall project. The plans submitted for this request are consistent and compatible with the prior approvals for this project. The request also complies with Urban Specific Policy 93 which states that all structures on a development site should be of compatible architectural design, style, and color. The architectural enhancements and varying roof height on the proposed buildings and structures create visual interest on the site.

**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**

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

**Public Works - Development Review**

- Coordinate with Public Works - Traffic Management Division for the Las Vegas Boulevard improvement project.
- Dedicate any right-of-way and easements necessary for the Las Vegas Boulevard improvement project.

**Building Department - Fire Prevention**

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** GARY D LAKE  
**CONTACT:** GREG BORGEL, 300 S. 4TH STREET, SUITE 1400, LAS VEGAS, NV 89101

DRAFT

05/18/21 PC AGENDA SHEET

VEHICLE PAINT/BODY SHOP  
(TITLE 30)

BOULDER HWY/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0134-PROGRESSIVE CASUALTY INS., CO.:**

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

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** a vehicle paint and body shop not in conjunction with vehicle sales; **2)** service bay doors facing the street; and **3)** reduced separation to a residential use on 2.6 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Boulder Highway, 750 feet north of Desert Inn Road within Winchester. TS/nr/jo (For possible action)

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RELATED INFORMATION:

**APN:**

161-07-801-021

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Permit a vehicle paint and body shop not accessory to vehicle sales where required per Table 30.44-1.
2. Permit service bay doors to face the street where prohibited per Table 30.44-1.
3. Reduce the separation between a vehicle paint and body shop to a residential use to 35 feet 6 inches where 200 feet is required per Table 30.44-1 (an 82.2% decrease).

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4080 Boulder Highway
- Site Acreage: 2.6
- Project Type: Vehicle paint and body shop
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 16,412
- Parking Required/Provided: 83/134

### Site Plans

The plans depict an existing 21 foot high, 16,412 square foot building with office space and vehicle maintenance shop. Parking is located on all sides of the building and on the perimeter of the property. The site has a 6 foot high wall which extends on the sides and rear of the site. An 8 foot high security fence encloses a portion of the north and west sides of the site with access gates located on the south side of the existing building. The second access gate to the secured area is located on the east side of the building north of the drive-thru canopy. Access is provided onto Boulder Highway near the south end of the site.

### Landscaping

The plan indicates that mature landscaping is located along the perimeter of the site and within the parking area. Since the original installation, it appears that the intensive landscaping needs to be reestablished on the site.

### Elevations

The plans show a 1 story 21 foot high existing building. There is an existing drive-thru canopy on the east side of the building and a parking canopy is located within the secured parking area on the east side of the building. Service bay doors are located on the northeast and the southwest sides of the building. The exterior of the building consists of textured masonry wall and aluminum storefronts. No changes are proposed to the exterior of the building.

### Floor Plans

The floor plans show a paint and body shop area, parts area, breakroom, offices, customer waiting area, storage, and restrooms.

### Signage

An existing 120 foot high billboard is located on the northeast side of the building.

### Applicant's Justification

The applicant indicates that the use is similar to uses that have been occurring on the site without complaint. The use will not have a negative effect on the surrounding area and will facilitate a new local business.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0011-05	Reclassified 2.6 acres from C-2 and H-2 to C-2 zoning for an insurance office	Approved by BCC	September 2005
VC-1588-94 (ET-0249-97)	Third extension of time to build a freestanding billboard sign	Approved by PC	January 1998
VC-1588-94	First and second extension of time to build a freestanding billboard sign	Approved by PC	December 1996
VC-1588-94	Variance to build a freestanding billboard sign	Approved by PC	December 1995

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial General	R-4	Multiple family residential
South	Commercial General	H-1	Undeveloped
East	Commercial Tourist	H-1	Boulder Station Casino
West	Commercial General	R-4 & H-1	Multiple family residential & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permits

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

Waivers of Development Standards

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

Use Permits & Waivers of Development Standards

The proposed vehicle repair and vehicle paint and body shop will be located within an existing commercial building with substantial parking and easy access. Although the specific use of the site is changing, the use is appropriate for the area. Staff finds that the proposed use will not result in a substantial or undue adverse effect on adjacent properties; therefore, supports the application with a condition that requires the reestablishment of the intense landscape buffer adjacent to residential development in order to mitigate any impacts to the neighboring property.

**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**

- Applicant to reestablish intensive landscape buffer adjacent to residential development;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

**Building Department - Fire Prevention**

- Applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; any changes in occupancy classification may have impacts on both the site plan and construction; and that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: BARRY BARCUS**

**CONTACT: GREG BORGEL, 300 S. 4TH ST., SUITE 1400, LAS VEGAS, NV 89101**

OUTSIDE DINING & DRINKING  
(TITLE 30)

HIGHLAND DR/CAPELLA AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0135-HIGHLAND PARTNERS, LLC:**

**USE PERMITS** for the following: 1) outside dining and drinking, and 2) on-premises consumption of alcohol (service bar).

**WAIVER OF DEVELOPMENT STANDARDS:** for reduced parking in conjunction with an existing restaurant on a 0.5 acre portion of 1.3 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District.

Generally located on the northwest corner of Capella Avenue and Highland Drive within Winchester. TS/nr/jo (For possible action)

**RELATED INFORMATION:**

**APN:**

162-08-804-005; 162-08-804-006 ptn

**USE PERMITS:**

1. Allow outside dining and drinking in an M-1 zone per Table 30.44-1.
2. Allow on-premises consumption of alcohol in M-1 zone per Table 30.44-1.

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the number of parking spaces to 53 where 102 spaces are required per Table 30.60-1 (a 48% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3085 S. Highland Drive
- Site Acreage: 1.3 (portion)
- Project Type: Outside dining and drinking
- Number of Stories: 1
- Square Feet: 264 (outside dining and drinking)
- Parking Required/Provided: 102/53

Site Plans

The plans depict an existing in-line office/warehouse complex with the parking in front of the businesses at the corner of Highland Drive and Capella Avenue. The existing restaurant (service bar) is located close to the corner of the “L” shaped building on the north side of the site. The proposed outside dining and drinking area is located under a covered entry directly outside of the existing restaurant. The site is accessed from Highland Drive and Capella Avenue.

Landscaping

Landscaping requirements were waived per UC-0552-08.

Elevations

The photos show an existing 1 story masonry building with desert colors and aluminum storefronts.

Floor Plans

The plans depict an existing restaurant with kitchen, storage, dining area, restrooms, catering offices, and catering equipment storage. The 264 square foot outside dining area is accessed from the interior of the restaurant, the outside area is surrounded by a 4 foot high baffler wall, and there is a 4 foot wide walkway that separates the dining area from the parking lot.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that the proposed uses were previously approved, but expired. The proposed uses are appropriate for the area and the previous request was supported by staff.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0552-08	Supper club with (outside dining withdrawn) and reduced parking and landscaping	Approved by PC	July 2008
VC-1905-95	Off-premises sign	Approved by PC	January 1996
UC-270-91 & VC-561-91	Adult bookstore, reduced parking, and elimination of street landscaping	Approved by BCC	October 1991

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Business and Design/Research Park	M-1	Developed industrial uses & mixed commercial uses with use permits

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### Use Permits

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

#### Waiver of Development Standards

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

#### Use Permits & Waiver of Development Standards

The proposed outside dining and drinking area complies with the requirements stated in Table 30.44-1 with regards to the perimeter pedestrian access area, a protective barrier, and interior access from the restaurant building. A proposed outside dining and drinking area should not pose negative impacts to the surrounding uses and existing businesses. Staff finds that the proposed outside dining and drinking within this area is suitable since the site is completely surrounded by M-1 zoning and office/warehouse buildings and complexes. The proposed uses are in conjunction with an existing restaurant establishment which has been in operation since 2013. Although there are unique constraints on the site, the reduced parking and elimination of landscaping were approved with UC-0552-08. A reduction in the parking for this site will not change the existing parking conditions on the site and the proposed further reduction should not have a negative impact on the area. The proposed outside dining and drinking area is appropriate as is the on-premises consumption of alcohol. Staff does not anticipate any negative impacts to the surrounding area therefore, staff is in support of these requests.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or

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

**Public Works - Development Review**

- No comment.

**Building Department - Fire Prevention**

- No comment.

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

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

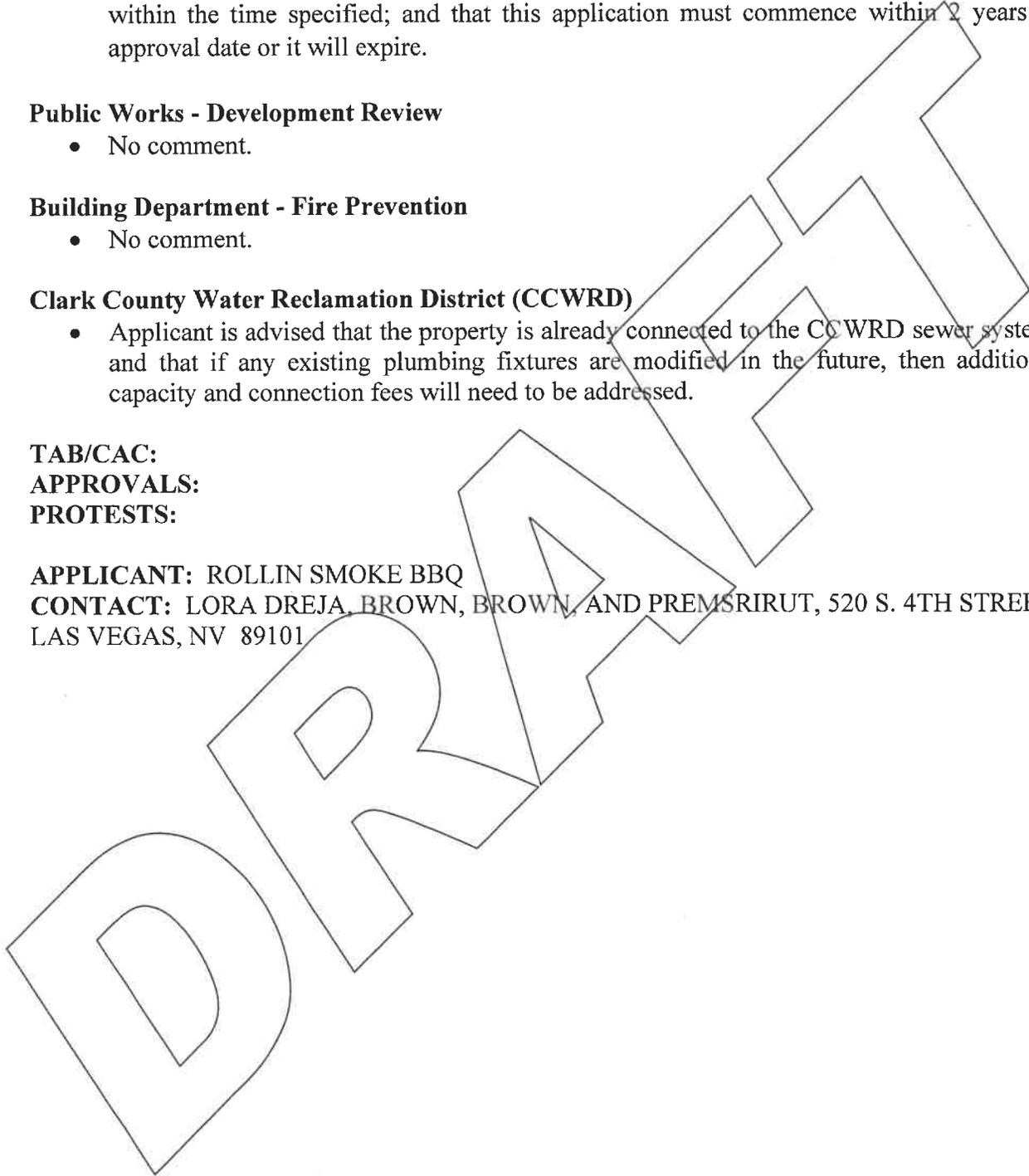
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ROLLIN SMOKE BBQ

**CONTACT:** LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 S. 4TH STREET,  
LAS VEGAS, NV 89101



05/19/21 BCC AGENDA SHEET

VEHICLE SALES AND REPAIR  
(TITLE 30)

BOULDER HWY/GLEN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-21-0152-BOULDER HIGHWAY, LLC:**

**DESIGN REVIEWS** for the following: **1)** a new vehicle sales and repair building; and **2)** finished grade in conjunction with an existing vehicles sales establishment on 7.0 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Boulder Highway and the south side of Glen Avenue within Winchester. TS/jor/jd (For possible action)

---

**RELATED INFORMATION:**

**APN:**

161-07-101-001 through 161-07-101-003

**DESIGN REVIEWS:**

1. Vehicle sales and repair building.
2. Increase the finished grade to 24 inches where 18 inches is the standard per Section 30.32.040 (a 33% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3470 Boulder Highway
- Site Acreage: 7
- Project Type: Vehicle sales and repair building redesign with increased finished grade
- Number of Stories: 1 and 2
- Building Height (feet): 35
- Square Feet: 72,502
- Parking Required/Provided: 225/345

**History & Site Plan**

ZC-20-0135 reclassified the site from R-1 and H-2 zoning to C-2 zoning, with an approved use permit for vehicle repair. In addition, the applicant withdrew the request for a vehicle paint/body shop.

The following waivers of development standards were approved with ZC-20-0135:

- Reduced the separation from a vehicle repair facility to a residential use to 120 feet where a minimum of 200 feet is required per Table 30.44-1 (a 40% reduction).
- Waived mechanical equipment screening where required per Table 30.56-2.
- Waived landscaping adjacent to a less intense use where required per Figure 30.64-11.
- Eliminated parking lot landscaping where landscaping is required per Figure 30.64-14.
- Allowed an existing 10 foot wide landscape area to remain along Boulder Highway where a 15 foot wide landscape area is required per Figure 30.64-17.
- Eliminated sidewalk around the base of a building where a 5 foot wide sidewalk is required to separate buildings from pavement for parking aisles and spaces per Section 30.60.050 (a 100% reduction).
- Eliminated cross access where cross access is required per Table 30.56-2 (a 100% reduction).
- Allowed nonstandard improvements (landscaping) to remain within the Boulder Highway right-of-way where off-site improvements per Section 30.52.050 are required.
- Allowed existing pan style driveways to remain including existing driveway geometrics.

The applicant is proposing to demolish all of the existing structures and construct a new vehicle sales and repair facility. The waivers of development standards listed above are still a part of the overall site design per this application. In addition, the applicant is also requesting to increase the finished grade to 24 inches where 18 inches is the maximum allowed per Title 30. The submitted cross-section plans show that the increase in finished grade to 24 inches is centrally located within the central portion of the site beneath the main building.

The site has frontage along Glen Avenue to the north and Boulder Highway along the eastern boundary, with access provided to these public streets by 3 driveways. Jacyra Avenue is a private street along the west side of the site that provides access to commercial and residential developments to the west and no access is provided from this street to the site.

The submitted site plan depicts a large facility which includes the new sales area, new service drive area, new service department, and a storage area for new vehicle parts. This main building is set back 93 feet from Glen Avenue (north), 84 feet from Boulder Highway (east), 270 feet from Jacyra Avenue (nearest residential to the south), and 60 feet to the south. In addition, there is a detached building for vehicle detailing and a photobooth that is set back 35 feet west of the main building and is set back 195 feet from the nearest residential to the west.

Vehicle display parking is located along the east and north property lines, and a small portion of the south and west property lines. Parking for employees and vehicles that are being serviced is located along the west half of the site. Customer sales parking is located adjacent to the north and west facing elevations of the main building. Lastly, 225 parking spaces are required where 345 parking spaces are provided.

### Landscaping

The submitted landscape plan depicts an existing 10 foot wide landscape planter along Glen Avenue (north), and it expands to 20 feet along Boulder Highway. Landscaping is also located adjacent to the north, east, and a portion of the west facing elevation of the new building. In addition, ZC-20-0135 waived the requirement for landscaping adjacent to a less intense use (residences to the west) where required per Figure 30.64-11. Lastly, the applicant is proposing 3 additional trees and 15 groundcover plants along Boulder Highway to meet the condition of approval per the Notice of Final Action for ZC-20-0135. The landscape plan lists 36 inch and 48 inch box trees in addition to 5 gallon and 15 gallon shrubs. Existing trees and shrubs will remain on site and there are no changes to the previously approved landscaping per ZC-20-0135.

### Elevations

The previously approved elevation plans per ZC-20-0135 mimic the proposed exterior features of the elevation plans for this application. The main building has an overall height of 35 feet. Exterior materials include painted CMU walls, aluminum storefront window and door systems, insulated glass paneling, aluminum composite materials for decorative features, and decorative trim. The storage area on the south end of the main building is 2 stories, the remaining portions of the main building are single story with an overall height of 27 feet. The detached vehicle photobooth and vehicle detail building on the west side of the main building has an overall height of 24 feet, with CMU block walls.

### Floor Plans

ZC-20-0135 previously approved the existing sales and showroom building to remain with the paint/body shop. In addition, ZC-20-0135 also approved a new vehicle service/repair building. However, since the applicant is proposing to demolish all of the buildings on-site, the new floor plans include a new sales area for employees to utilize for helping customers, office areas, restrooms, storage areas for new vehicle parts, vehicle service department with bays, and a new service drive area to drop-off vehicles for servicing and repair.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant's justification letter states that it would be more cost effective to reconstruct the approved uses from the ground up, removing the older buildings in their entirety to improve the site and functionality of the establishment. The new design is within scope of the previously approved conforming zone change (ZC-20-0135) and no new uses are proposed. The applicant also no longer intends to offer paint/body shop services on this property. The increase in finished grade to 24 inches where 18 inches is the maximum allowed per code is located at the center of the new main building only, to allow for minor deviations for construction purposes.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-20-0135	Reclassified 6.8 acres from R-1 and H-2 zoning to C-2 zoning; use permits for vehicle repair; waiver for reduced separations from a residential use; mechanical equipment screening, landscaping, sidewalk around the base of the building, cross access, nonstandard improvement in the right-of-way; and modified commercial driveway geometrics	Approved by BCC	May 2020
ADR-20-900050	Exterior improvements to an existing vehicle showroom in conjunction with a vehicle sales facility	Approved by ZA	February 2020
WS-0636-04	Waiver for alternative design standards for a shade/weather cover for storage in conjunction with an automobile dealership	Approved by PC	May 2004
DR-0968-96	Shade canopy structure for the display area of an automobile dealership	Approved by PC	July 1996
VC-1720-95	Variance to allow an automobile paint and body shop in conjunction with an automobile dealership in an H-2 zone	Approved by PC	November 1995

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial General	H-2 & C-2	Undeveloped & commercial general
South	Commercial General	C-2	Parking lot
East	Commercial General	H-2 & C-2	Vehicle sales, service & repair facilities & warehouse building
West	Commercial General	C-2 & R-3	Mini-warehouse facility & townhouses

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Design Review #1

The submitted plans show a proposed vehicle sales and repair facility that was previously approved via ZC-20-0135. The plans depict buildings that are appropriate for the site in terms of design and functionality. Furthermore, the site plans show that the buildings are set back appropriately from the residential use to the west, and from the rights-of-way. The applicant also complied with a condition of approval via the Notice of Final Action from ZC-20-0135, stating that 3 additional trees and 15 shrubs are to be integrated in the landscape planter along Boulder

Highway. Staff finds that the overall design is aesthetically pleasing and should not pose any negative impacts to the surrounding neighborhood and commercial uses. Staff supports this request.

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

#### Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

### **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**

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Nevada Department of Transportation approval.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0299-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:  
APPROVALS:  
PROTESTS:**

**APPLICANT: BARRY BARCUS**

**CONTACT: GREG BORGEL, 300 S. 4TH ST., SUITE 1400, LAS VEGAS, NV 89101**

DRAFT

MOTEL  
(TITLE 30)

SHERWOOD ST/SAHARA AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-400052 (UC-18-0328)-SHERWOOD 2592 INVESTMENTS, LLC:**

**USE PERMIT FIRST EXTENSION OF TIME** to reduce the front setback for a proposed motel.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking; **2)** alternative landscaping and buffering; **3)** alternative parking lot design and layout; **4)** waive applicable design standards; **5)** allow modified driveway design standards; and **6)** permit existing nonstandard improvements to remain within a right-of-way.

**DESIGN REVIEW** to convert an existing apartment building into a proposed motel on 0.5 acres in an H-1 (Limited Resort and Apartment) Zone in the SOSA Overlay District.

Generally located on the east side of Sherwood Street, 500 feet south of Sahara Avenue within Winchester. TS/nr/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**

162-10-113-017; 162-10-113-018

**USE PERMIT:**

Reduce the front setback to an existing building proposed to be converted to a motel to 10 feet where a minimum of 20 feet is required per Table 30.44-1 and Table 30.40-3 (a 50% reduction).

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce parking to 17 spaces where 22 spaces are required per Table 30.60-1 (a 23% reduction).
2.
  - a. Permit alternative landscaping along Sherwood Street where landscaping per Figure 30.64-13 is required.
  - b. Waive the required buffer adjacent to a residential use where a buffer per Figure 30.64-11 is required per Chapter 30.64.
  - c. Waive parking lot landscaping where landscaping per Figure 30.64-14 is required per Chapter 30.64.
3.
  - a. Waive requirements for pedestrian walkways in conjunction with parking lots where required per Section 30.60.050.
  - b. Permit alternative automobile parking layout where required per Table 30.60-4 and Figure 30.60-1.
4. Waive all applicable design standards where required per Table 30.56-2.

5. Maintain an existing 20 foot wide pan driveway where a minimum commercial curb return or commercial pan driveway is required per Uniform Standard Drawings.
6. Permit existing nonstandard improvements (fence and landscaping) to remain within the right-of-way of Sherwood Street where not permitted per Chapter 30.52.

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

**BACKGROUND:**  
**Project Description**

**General Summary**

- Site Address: 2592 and 2600 Sherwood Street
- Site Acreage: 0.5
- Project Type: Motel conversion
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 4,950 (existing apartment building to be converted to a motel)
- Parking Required/Provided: 22/17

Site Plans

The approved plans depict an existing apartment building that is proposed to be converted to a motel and is centrally located on the 0.5 acre site. The site has 1 access point on Sherwood Street from an existing 20 foot wide pan driveway. The access driveway provides access to a 14 foot wide one-way drive aisle that connects to the site parking which is north and east of the building. To the east of the building and parking spaces is a 10 foot wide alley that provides secondary access to the site. The 14 foot wide one-way drive aisle provides access to 60 degree parking spaces. Per Table 30.60-4 and Figure 30.60-1, 16 feet is the required width for a one-way drive aisle. The original request included a waiver for throat depth, but the request was withdrawn.

Landscaping

The approved plans depict landscaping consisting of 4 existing palm trees and 1 shrub along Sherwood Street. Two of the palm trees are located within the Sherwood Street right-of-way. No other landscaping exists or is proposed.

Elevations

The approved plans show a 2 story, 35 foot high existing building consisting of stucco and CMU block siding, windows, and doors that provide access to various units. The roof is flat with no parapet walls and mechanical equipment is not screened. No changes were proposed to the existing building elevations.

Floor Plans

The plans show a 4,950 square foot building that is shown having 22 guestrooms consisting of 2 unit types. Unit 1 consists of a living room, kitchenette, 2 bedrooms, and restroom. Unit 2 consists of a living room and 2 bedrooms.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0328:

**Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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**

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- The driveway shall be reconstructed as a commercial pan driveway per Uniform Standard Drawing 224 and shall have a minimum width of 12 feet;
- Signs and pavement markings shall be installed to ensure that the driveway is used for egress only.

**Building Department - Fire Prevention**

- Applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification and occupant load; and that any changes in occupancy classification may have impacts on both the site plan and construction.

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

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

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the extension of time is to allow for time to complete the renovations approved with the original use permit application.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-18-0328	Conversion of apartment building to a motel with reduced parking, landscaping, and setbacks	Approved by BCC	July 2018

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, East, & West	Commercial Tourist	H-1	Apartments

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
South	Commercial Tourist	H-1	Undeveloped

**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.

Currently, building permits have been applied for and are in review by the Building Department. Staff can support an extension of time for 2 years since progress is being made and this is the first extension of time request.

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until July 3, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** JAVIER BURROLA

**CONTACT:** ACG FUNDING, 444 E. HINTINGTON DRIVE, SUITE 306, ARCADIA, NV  
91106

DRAFT



# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>		<b>STAFF</b>	DATE FILED: <u>2-22-2021</u>	APP. NUMBER: <u>VS-21-0085</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS)			PLANNER ASSIGNED: <u>BBB</u>	TAB/CAC <u>Winchester</u>
<input type="checkbox"/> EASEMENT(S)		ACCEPTED BY: <u>BBB</u>	TAB/CAC DATE: <u>3-30</u> TIME: <u>6 p.m.</u>	
<input checked="" type="checkbox"/> RIGHT(S)-OF-WAY		FEE: <u>875.00</u> CHECK #: <u>    </u>	PC MEETING DATE: <u>4-20</u> TIME: <u>7 a.m.</u>	
<input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):		COMMISSIONER: <u>TS</u>	BCC MTG DATE: <u>    </u>	
		OVERLAY(S)? <u>    </u>	ZONE / AE / RNP: <u>H-1</u>	
		TRAILS? <input checked="" type="checkbox"/> Y/N	PLANNED LAND USE: <u>C-T</u>	
		PFNA? <input checked="" type="checkbox"/> Y/N		

<b>PROPERTY OWNER</b>	NAME: <u>Resorts World Las Vegas LLC</u>
	ADDRESS: <u>3000 S. Las Vegas Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89109</u>
	TELEPHONE: <u>    </u> CELL: <u>    </u>
	E-MAIL: <u>    </u>

<b>APPLICANT</b>	NAME: <u>Resorts World Las Vegas LLC - Attn: Gerald Gardner</u>
	ADDRESS: <u>3000 S. Las Vegas Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89109</u>
	TELEPHONE: <u>    </u> CELL: <u>    </u>
	E-MAIL: <u>gerald.gardner@rwlsvegas.com</u> REF CONTACT ID #: <u>    </u>

<b>CORRESPONDENT</b>	NAME: <u>Developers Consultants LLC - Attn: Gary Lake</u>
	ADDRESS: <u>1039 Keys Dr.</u>
	CITY: <u>Boulder City</u> STATE: <u>Nevada</u> ZIP: <u>89005</u>
	TELEPHONE: <u>702.271.2255</u> CELL: <u>702.271.2255</u>
	E-MAIL: <u>gdlake1@aol.com</u> REF CONTACT ID #: <u>    </u>

ASSESSOR'S PARCEL NUMBER(S): SEE ATTACHED

PROPERTY ADDRESS and/or CROSS STREETS: Resorts World Dr. & Las Vegas Blvd. S.

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

GERALD GARDNER, Secretary  
Resorts World Las Vegas, LLC

Property Owner (Signature)\*

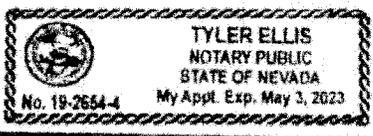
STATE OF NEVADA  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 2-22-2021 (DATE)

By Gerald Gardner

NOTARY PUBLIC:     

Property Owner (Print)



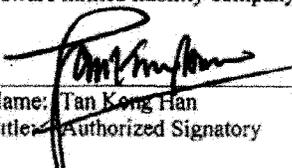
\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

2021-20-100573

## Resorts World Las Vegas APN's

162-09-312-002, 162-09-312-006, 162-09-312-005, 162-09-312-004, 162-09-413-003,  
162-09-312-003 162-09-413-001, 162-09-413-002

162-09-499-001 portion

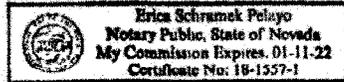
<p><b>RESOLVED FURTHER:</b></p>	<p>(i) Tan Sri Lim Kok Thay  (ii) Lim Keong Hui  (iii) Tan Kong Han  (iv) Wong Yee Fun  (v) Scott Martin Sibella  (vi) Gerald James Gardner, and</p> <p>That attached hereto as <u>Exhibit A</u> is the genuine specimen of the signature (or true and correct copy thereof) of Scott Martin Sibella as a new Authorized Signatory</p> <p>IN WITNESS WHEREOF, the foregoing resolutions shall be effective as of the date first written above.</p> <p>RWLV Holdings, LLC,  a Delaware limited liability company</p> <p>By:   Name: Tan Kong Han  Title: Authorized Signatory</p>
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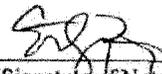
State of Nevada

County of Clark

I certify that this is a true and correct copy of a document in the possession of Gerald Gardner

Date Feb 05, 2020



  
(Signature of Notary Public)

PLANNED  
COPY  
VS-21-0085

**RESORTS WORLD LAS VEGAS LLC**  
a Delaware limited liability company

**SPECIMEN SIGNATURE OF NEW AUTHORIZED PERSON REFERRED TO  
IN THE WRITTEN CONSENT OF THE SOLE MEMBER OF  
RESORTS WORLD LAS VEGAS LLC,  
DATED FEBRUARY 3, 2020.**

**Bank**      **DBS Bank Ltd, 12 Marina Boulevard, Level 44 DBS Asia Central, Marina Bay  
Financial Centre Tower 3, Singapore 018982**

Authorized Signatory

Specimen Signature

Name      Scott Martin Sibella



REPRODUCED  
COPY  
US-21-0085

**EXHIBIT 'A'**

# *DEVELOPERS CONSULTANTS, LLC*

December 16, 2020

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

RECEIVED  
CLARK COUNTY  
VS-21-0085

Re: Justification Letter for Vacation of Genting Blvd. and Las Vegas Blvd.

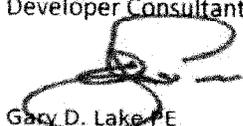
To whom it my Concern:

Resorts World Las Vegas LLC owners of the above referenced property request a vacation of a portion of Genting Blvd. and Las Vegas Blvd as shown by dedication by Jessie N. Hunt per book 38, page 320-321, document no. 197272.. This Right of Way is no longer require for the Development of the Resorts World Project. Utilities have been relocated to allow for this vacation. This area will be used for access to the south entry and for on-site directional signage.

Resorts World Las Vegas LLC kindly requests your approval for the proposed action.

Thank You,

Developer Consultants, LLC



Gacy D. Lake PE  
Manager

---

*DEVELOPERS CONSULTANTS, LLC*  
1039 KEYS DRIVE BOULDER CITY, NEVADA 89005  
☎: 702.271.2255    ✉: [gdlake1@aol.com](mailto:gdlake1@aol.com)

PROJECT - DEVELOPMENT - FEASIBILITY - MANAGEMENT



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <u>67500</u> <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>67500</u> <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>3-29-21</u> APP. NUMBER: <u>UC-21-0143</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Winkler</u> ACCEPTED BY: <u>AI</u> TAB/CAC MTG DATE: <u>9-27</u> TIME: <u>6:00</u> FEE: <u>13500</u> PC MEETING DATE: _____ CHECK #: _____      BCC MEETING DATE: <u>5-5-21</u> COMMISSIONER: <u>TS</u> ZONE / AE / RNP: <u>4-1</u> <u>N2000</u> OVERLAY(S)? <u>NA</u> PLANNED LAND USE: <u>CT</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N      NOTIFICATION RADIUS: <u>50</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N      PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N      LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____      COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Resorts World Las Vegas LLC</u> ADDRESS: <u>3000 S. Las Vegas Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: _____      CELL: _____ E-MAIL: <u>gerald.gardner@rwlsvegas.com</u>
	APPLICANT	NAME: _____ ADDRESS: <u>3000 S. Las Vegas Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>(702)</u> CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Gary Lake</u> ADDRESS: <u>3000 Las Vegas Blvd. S.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702.271.2255</u> CELL: _____ E-MAIL: <u>gdlake1@aol.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): See Attached

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd. & Resorts World Dr.

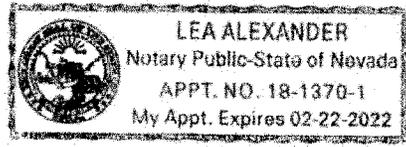
PROJECT DESCRIPTION: Hotel Casino

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

[Signature]      GERARD GARDNER  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON October 27th, 2020 (DATE)  
 by Lea Alexander  
 NOTARY PUBLIC: [Signature]



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

APR-20-100709

UC-21-0143

March 14, 2021

Clark County Planning  
For electronic submission

Dear Ladies/Gentlemen:

Please accept this as a supplemental justification letter for an Administrative Design Review (or full Design Review if deemed necessary) for revised plans for Resort World, as detailed on the separately submitted plans from Steelman Architects, and responding to Al Laird's most recent query on several elements:

Responding to Al's recent query:

1. Room count is increased by 1 unit from prior submission.
2. Types of rooms are not changed, but detailed floor plans are now provided for three "palace suites" and two "villa suites" on page 110A of separately-submitted plans.
3. Landscaping (also discussed in prior justification letter attached) shows changes to place required trees on the west side of the pedestrian realm along LVBS (previously shown on east side of pedestrian realm). East side of pedestrian realm now provides shrubs rather than trees.
4. The "change to elevations" occurs on the north end of the "Spine" building (the linear retail/restaurant low rise). Change consists of additional detail to match level of detail elsewhere.
5. Plans and elevations for what was described as a "kiosk" are now provided. Additionally, the applicant now understands that the proper nomenclature for the structure is "information center" rather than "kiosk", as facility will be manned to meet, greet, and provide information to visitors.
6. Guest floor plans skip numbers 40-49 because applicant does not intend to utilize those numbers; floor numbers featuring the number "4" would be considered inauspicious and not acceptable to the contemplated Asian patrons. There is no change in building height or number of floors, just not using floor nomenclature of 40 thru 49.

Carried over from prior justification letter:

1. Day Club mezzanine level moved from Level One to Level Two.
2. Boring Company tunnel drop-off area (below grade) is shown for clarity and conformance to plans previously submitted and approved (for others).
3. Facilities building is relocated slightly to north.

Justification: Landscape changes will accommodate possible additional security features immediately adjacent to LVBS while preserving an attractive view from the Strip. The information center will assist in pedestrian routing and security at the north end of the property. Applicant believes all other changes are minimal, submitting them now primarily to avoid potential issues in plan check and hoping they can be accommodated administratively at this point.



Greg Borgel  
Ph: 702-791-8219

# Steelman Partners

March 12, 2021

Al Laird  
Principal Planner  
Comprehensive planning  
500 S Grand Central Pkwy  
Las Vegas, NV. 890155

**Project Name: Resorts World**  
**RE: Entitlement APR-20-100709**

Dear Al,

We are submitting these documents to address the letters received on 3/4 regarding APR-20-100709 and We have included your comment for clarity and our response is in all CAPS Bold.

1. On the Master Site Plan (Sheet AS100) there are two different tables with calculations for gross building areas. One on the Submittal Analysis Per Clark County Title 30 table (right side of the site plan) provided with the loading space calculation indicating the resort hotel has an area of 15,321,225 square feet. The other under the Gross Building Floor Areas (upper left corner of site plan) indicates the resort hotel has an area of 19,762,049 square feet. Please amend this information to match or provide an explanation for the differences in the building areas.  
**RESPONSE: WE HAD REMOVED THE GARAGES, CENTRAL PLANT AND THE LEVEL B2 FROM THE GROSS AREA FOR THE LOADING DOCK SPACES CALCULATION. WE HAVE INCLUDED THOSE SPACES IN THIS UPDATED NEW TOTAL.**
2. The calculations for the required number of loading spaces on the Master Site Plan are incorrect. Per Table 30.60-6 resort hotels are required to have 1 loading space for the first 200,000 square feet of building area plus 1 additional loading space for each additional 200,000 of building area. Based on the area calculations provided on the site plan the resort hotel at 15,321,225 square feet would be required to have 77 loading spaces; the resort hotel at 19,762,049 square feet would be required to have 99 loading spaces. The number of required loading spaces should be based on the worst case, highest number. **RESPONSE: PLEASE SEE RESPONSE TO ITEM 1 AND THE RATIO HAS BEEN UPDATES USING 1: 200,000SF**
3. For the parking analysis on the Master Site Plan please provide a calculation for the required number of handicapped spaces per Table 30.60-5.  
**RESPONSE: THIS HAS BEEN ADDED TO AS100**

4. Within the justification letter please provide more information about which elements of the project are being amended by this request. Please discuss things such as changes to the room count, changes to the types of rooms, changes to the landscape areas, changes to the exterior building elevations. Please explain the purpose of the kiosk. Pre Section 30.08 a kiosk means a freestanding structure upon which temporary information regarding community activities and/or poster, notices and announcements are posted. If this structure is providing more than information then it may be another use than a kiosk. Please provide floor plans and elevations for the kiosk structure. Also please explain in the justification letter why the guest floor plans skip floors 40-19.

**RESPONSE. THIS SET ADDED THE SOUTHEAST CORNER F&B VENUES.**

**RENAMED THE KIOSK TO BOOTH WITH MANNED INFORMATION CENTER TO BETTER FIT THE USE.**

**WE UPDATED THE STAFF ENTRANCE WHICH WAS SWITCH BACK ADA RAMP DOWN TO B2 AND A WALK OPEN TO SKY TO NOW A LINEAR RAMP IN AN ENCLOSED STRUCTURE.**

**THE NORTH ELEVATION OF THE SPINE HAS BEEN UPDATED AS IT HAD BEEN PREVIOUSLY REQUESTED AS A ZONING COMMENT.**

**THIS SET ALSO CLEANED UP MATH ERRORS ON THE GROSS SQUARE FOOTAGE TABLE ADDRESSED ITEMS 1, 2, AND 3 OF THIS LETTER THE GROSS SQUARE FOOTAGE ADDED AN ELEVATION OF THE RETAINING WALLS FRONTING LAS VEGAS BOULEVARDS AND ADDED THE NEW ELEMENTS TO THE PARKING CALCS.**

5. This pre-review application was submitted to address modifications to the resort hotel. APR-20-100928 was submitted for a proposed outside food and beverage service accessible from outside of the resort hotel that included food trucks. This file (APR-20-100709) now includes plans for a day club and several of the same plans were uploaded into both files. Is it your intention to combine both project reviews into one application? From our perspective it would be best to combine the two requests into one application so that the Board of County Commissioners can consider all the changes together and not piece meal. If you are combining the two requests then please upload all the required documents into one file, I suggest APR-20-100709, and the other file can be voided.

**RESPONSE: AT THIS TIME, WE WOULD LIKE TO REMOVE/VOID APR 20-100928 AND INCLUDE THOSE VENUES IN THE OVERALL SUBMITTAL**

6. If it is your desire to separate the modification to the resort hotel from the outside food and beverage by separate applications, then please amend these requests to clearly address the specific aspects of the modifications in the one request and the food and beverage service in the other. Please remove plans for the one request from the other request.

**RESPONSE: WE WOULD LIKE TO KEEP THIS AS ONE PACKAGE, DRAWINGS HAVE BEEN UPDATESD TO REFLECT THIS**

7. If you have not done so, please contact Public Works as directed in their prior email for them to review the project and provide comments to you.

**RESPONSE: NOTED, WE WILL REACH OUT**

**Please don't hesitate to reach out should you have any questions or if you should require additional clarification.**

**Sincere Regards  
Alfredo Alcantar  
Steelman Partners**

APR-21-10250



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>UC-21-0134</u> DATE FILED: <u>3/23</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>4/27/21</u> PC MEETING DATE: <u>5/18/21</u> BCC MEETING DATE: _____ FEE: <u>1150</u>
	<b>PROPERTY OWNER</b> NAME: <u>Progressive Casualty Insurance Co.</u> ADDRESS: <u>6300 Wilson Mills Rd</u> CITY: <u>Mayfield</u> STATE: <u>OH</u> ZIP: <u>44143</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b> NAME: <u>Barry R Barcus</u> ADDRESS: <u>5333 N. 7th St., Suite B 320</u> CITY: <u>Phoenix</u> STATE: <u>AZ</u> ZIP: <u>85014</u> TELEPHONE: <u>602-264-4341</u> CELL: <u>602-402-5906</u> E-MAIL: <u>barry@brbdesign.com</u> REF CONTACT ID #: <u>209578</u>
	<b>CORRESPONDENT</b> NAME: <u>Greg Borgel</u> ADDRESS: <u>300 S. 4th St., Suite 1400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-791-8219</u> CELL: _____ E-MAIL: <u>gborgel@fennemorelaw.com</u> REF CONTACT ID #: <u>209579</u>

ASSESSOR'S PARCEL NUMBER(S): 161-07-801-021

PROPERTY ADDRESS and/or CROSS STREETS: 4080 Boulder Hwy

PROJECT DESCRIPTION: Automotive body shop

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

[Signature]  
Property Owner (Signature)\*

Ren Marotto  
Property Owner (Print)

STATE OF Ohio  
COUNTY OF Cuyahoga

SUBSCRIBED AND SWORN BEFORE ME ON Feb 25, 2021

By Ren Marotto  
NOTARY PUBLIC

CHERYL D. McFADDEN  
NOTARY PUBLIC - STATE OF OHIO  
Recorded in Cuyahoga County  
My commission expires June 6, 2023



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

# Planner Copy

UC-21-0134

March 5, 2021

Clark County Planning  
For electronic submission

Dear Ladies/Gentlemen:

Please accept this as the required justification letter for a special use permit/<sup>with</sup>waivers of development standards for vehicle repair and paint/body shop on APN 161-07-801-021, as shown on the separately-submitted plans:

1. The property is master planned CG (Commercial General) and zoned C-2 (General Commercial). Vehicle repair and paint/body shop are permitted uses in the district subject to a special use permit and certain conditions.
2. The required special use permit is submitted with this application.
3. Waivers of development standards are requested as follows:
  - A. To allow vehicle repair and a paint/body shop approximately 35'6" from a residential zone.
  - B. To allow a paint/body shop not "accessory to automobile or off-highway vehicle sales".
  - C. To allow service bay entries to face a public street (Boulder Highway).

Justification: The special use permit is appropriate for the Boulder Highway frontage, where many such uses have been permitted (e.g.: UC-0332-11). The waiver of development standards as to separation from residential property is also appropriate and similar to many granted on Boulder Highway; noting that the adjacency is only at a corner of the residential property and on the less active side of the repair and paint/body use. The waiver as to "accessory" use is a matter of literal definition only—for all practical purposes and common understanding the proposed uses will in fact be operated as accessory to Chapman Dodge automobile sales just to the north on Boulder Highway, though not "located on the same lot" as called for by Title 30 definition. Further, the prior use of the building for insurance adjustment also permitted incidental vehicle repair with no complaints from neighbors known to the applicants about that use.

More generally, consideration should be given to the fact that the proposed project is needed to facilitate the overall update and reconstruction of the Chapman Dodge property to the north previously approved by ZC-20-0135, a multi-million dollar improvement to Boulder Highway which relies on the relocation of the vehicle repair and paint/body use to the new property. Similarly, recognition should be given to the fact Chapman Dodge has demonstrated that they can operate such facilities in a manner inoffensive to neighboring residential, as they have previously done on APNs 161-07-101-001, 002 and 003. Lastly, Chapman Dodge has been an exemplary corporate citizen for many years and should be entitled to a reasonable presumption of continued good performance at the new site, allowing them to continue to contribute economically in unincorporated Clark County.

  
Greg Borgel  
300 S. 4<sup>th</sup> St., #1400  
Las Vegas NV 89101  
Ph: 702-791-8219

APR 21-100145



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (N2C)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
  - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
  - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
  - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - (ORIGINAL APPLICATION #)

STAFF	DATE FILED: <u>3/23/21</u>	APP. NUMBER: <u>UC-21-035</u>
	PLANNER ASSIGNED: <u>NR</u>	TAB/CAC: <u>Winchester</u>
	ACCEPTED BY: _____	TAB/CAC MTG DATE: <u>4/27</u> TIME: <u>6</u>
PROPERTY OWNER	NAME: <u>HIGHLAND PARTNERS LLC</u>	PC MEETING DATE: <u>5/18/21</u>
	ADDRESS: <u>3185 S. HIGHLAND DR. SUITE 10</u>	BCC MEETING DATE: _____
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89109</u>	ZONE / AE / RNP: _____
APPLICANT	TELEPHONE: <u>805 448 4049</u> CELL: <u>805 745 1783</u>	PLANNED LAND USE: _____
	E-MAIL: <u>GEEH7EE@GMAIL.COM</u>	NOTIFICATION RADIUS: _____ SIGN? <u>Y/N</u>
	NAME: <u>JOHN HOLLAND - ROLLIN SMOKE BARBEQUE</u>	LETTER DUE DATE: _____
CORRESPONDENT	ADDRESS: <u>2605 COURLAN DR.</u>	COMMENCE/COMPLETE: _____
	CITY: <u>N. LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89084</u>	
	TELEPHONE: <u>702 836 3621</u> CELL: <u>702 738 1729</u>	
	E-MAIL: <u>RSBBQ.LV@GMAIL.COM</u> REF CONTACT ID #: _____	
	NAME: <u>KARINA LITVAK - ROLLIN SMOKE BARBEQUE</u>	
	ADDRESS: <u>2655 E. DEER SPRINGS WAY</u>	
	CITY: <u>N. LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89080</u>	
	TELEPHONE: <u>702 836 3621</u> CELL: <u>413 231 2900</u>	
	E-MAIL: <u>RSBBQ.LVKARINA@GMAIL.COM</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 16208-807-005 005-006

PROPERTY ADDRESS and/or CROSS STREETS: 3185 S. HIGHLAND DR.

PROJECT DESCRIPTION: OUTSIDE DINING IN CONJUNCTION W/ EXISTING RESTAURANT

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

Property Owner (Signature)\* George Zwerdling Property Owner (Print)

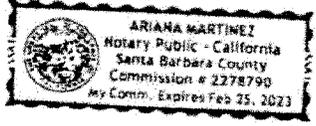
STATE OF California

COUNTY OF Santa Barbara

SUBSCRIBED AND SWORN BEFORE ME ON 10/20/2020 (DATE)

By George Zwerdling

NOTARY PUBLIC: [Signature]



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

**CALIFORNIA NOTARIAL CERTIFICATE  
(JURAT)**

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

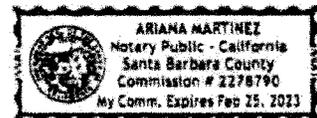
State of California  
County of Santa Barbara

Subscribed and sworn to (or affirmed) before me on this 20<sup>th</sup> day of October,  
20 20, by George Zwerdling, proved to me on the basis of satisfactory  
evidence to be the person(s) who appeared before me.

Signature



(Seal)



Planner

COPY UC-21-0135

LAW OFFICE

*Brown, Brown & Premsvirut*

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

520 SOUTH FOURTH STREET

LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563

FACSIMILE (702) 385-1023

EMAIL jbrown@brownlawlv.com

JAY H. BROWN  
DAVID T. BROWN  
PUOY K. PREMSRIRUT

March 10, 2021

Clark County Current Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89101

**RE: Rollin' Smoke BBQ On-Premise Consumption of Alcohol (Service Bar), 3085 South Highland Drive 162-08-804-005 and 006 (M-1)**

Dear Ms. Russell

**PROJECT DESCRIPTION AND HISTORY:** Rollin' Smoke Barbeque established a restaurant and catering business at the above mentioned location in 2013. The site was previously entitled (UC-0552-08) for 1. Supper Club; and 2) outside dining; and 3) Reduced Parking to 53 spaces where 98 spaces are required; and 4) not provide parking lot landscaping. Staff supported the original request in 2008.

**RE-ESTABLISH USE PERMIT FOR OUTSIDE DINING:** The applicant wishes to use the site as previously entitled. The only condition that has changed is that the proposed outdoor patio is smaller than the previous business. Rollin' Smoke's patio is 264 SF where 420 were previously approved. This is a 36% reduction. The dimensions, as noted on the plans are 22' X 12'. The interior of the unit remains unchanged. Like the previous tenant, more than 50% of floor area is dedicated to a catering business. The floorplans clearly indicate access is through the interior of the restaurant with an emergency gate on the baffle wall (a.k.a. protective fence.) Nearby conditions have not changed since 2008. Most notable that there is no new residential nor protected uses within the vicinity.

**SPECIAL USE PERMIT REQUEST: ON PREMISE CONSUMPTION OF ALCOHOL IN CONJUNCTION WITH A RESTAURANT (SERVICE BAR):** The previous tenant obtained an on-premise consumption of alcohol use-permit in 2008. This permit has since expired as Rollin' Smoke Barbeque did not pursue alcohol service when the property was leased. The applicant requests permission to operate a service bar on conjunction with this existing restaurant.

The layout is conducive to this model as there are display cases visible to patrons but only accessible to employees. Draft beer can be stored in the food preparation area. Also, the current layout has primary means of access through one door while providing interior access to the outdoor patio dining. Current conditions provide a 48 inch sidewalk adjacent the barrier baffle wall that delineates the dining area. The nearest residential dwelling is more than 2500 feet from the property.

**PARKING ANALYSIS:** With this 264 SF outdoor addition, the total square footage of the building is 25,217. Therefore, the multi-tenant building now qualifies as a shopping center that is parked at four spaces per 1000 SF requiring 101 spaces. The site provides 56 spaces which is consistent with the 45 space deficiency previously approved. The rational submitted with the previous tenant (coffee shop) remains applicable.

Planner

Copy UC-21-0135

LAW OFFICE

*Brown, Brown & Premsrirul*

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

Thank you for your consideration in this matter.



Lora Dreja  
Land Entitlements  
Brown, Brown and Premsrirul



PLANNER COPY

# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING  <b>ADMINISTRATIVE DESIGN REVIEW (ADR)</b> <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>DR-21-0152</u> DATE FILED: <u>3/31/21</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>WINCHESTER</u> TAB/CAC DATE: <u>4/27/21</u> PC MEETING DATE: <del>5/18</del> BCC MEETING DATE: <u>5/19/21</u> FEE: <u>\$075</u>
	<b>PROPERTY OWNER</b> NAME: <u>Boulder Highway LLC</u> ADDRESS: <u>7455 W. Orchid Lane</u> CITY: <u>Chandler</u> STATE: <u>AZ</u> ZIP: <u>85226</u> TELEPHONE: <u>480-970-0740</u> CELL: <u>480-329-7193</u> E-MAIL: <u>mattshenefield@chapmanchoice.com</u>
	<b>APPLICANT</b> NAME: <u>Barry R Barcus</u> ADDRESS: <u>5333 N. 7th St., Suite B 320</u> CITY: <u>Phoenix</u> STATE: <u>AZ</u> ZIP: <u>85014</u> TELEPHONE: <u>602-264-4341</u> CELL: <u>602-402-5906</u> E-MAIL: <u>barry@brbdesign.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b> NAME: <u>Greg Borgel</u> ADDRESS: <u>300 S. 4th St., Suite #1400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-791-8219</u> CELL: _____ E-MAIL: <u>gborgel@fennemorelaw.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-07-101-001, 002 and 003

PROPERTY ADDRESS and/or CROSS STREETS: 3470 Boulder Highway

PROJECT DESCRIPTION: New Sales & Service Facility for Chapman Chrysler Dodge RAM **(NEW BLDG \$ INCREASE)**  
LIMITED GRADE

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

David R Bower      David R Bower  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Arizona  
 COUNTY OF Maricopa

SUBSCRIBED AND SWORN BEFORE ME ON Jan. 18, 2021 (DATE)  
 By David R Bower

NOTARY PUBLIC: Indira D. Ghouse



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

DR-21-0152

PLANNER  
COPY

March 21, 2021

Clark County Planning  
For electronic submission

Dear Ladies/Gentlemen:

Please accept this as the required justification letter for a Design Review for revised plans to remodel the Chapman Chrysler Dodge RAM facility, APNs 161-07-101-001, 002, and 003, previously approved by ZC-20-0135:

1. The applicant has determined that it will be more cost efficient to reconstruct the approved uses from the ground up, removing the older buildings in their entirety and replacing them with similar sized and purposed buildings, with adjustments to locations as needed for improved functionality.
2. The new design is within the scope approved by ZC-20-0135 and no new uses are proposed. The applicant no longer intends to have a paint/body shop on this property; all other waivers will be more compliant with Title 30 than the previously approved version.
3. The new buildings will consist of: (1) A sales/office/warehouse building with a footprint of 60,946 sq. ft., containing 13,823 sq. ft. of sales area, 33,692 sq. ft. of service area, plus two stories of warehouse totaling 23,939 sq. ft.; and (2) A separate detail area of 3816 sq. ft.
4. ZC-20-0135 was approved to be by ordinance (not subject to a resolution of intent). The associated use permits and waivers are well within their two-year validity period. The prior design review is intended to be replaced by this submission.
5. Finished grade will be changed at several locations on the property. Please see the site cross sections on the attached reduced copies of the separately submitted civil drawings. In general, the most significant grade change of +/- 2' occurs on profiles "A" and "B" at the at the new "Building 1" in the north half of the property bounded by Boulder Highway, Glen Avenue and Jacyra Avenue. Other grade changes are essentially insignificant and some are decreases rather than increases. To allow for minor deviations during construction, the applicant requests allowance for a maximum of 2' of grade change, where 18" is normally allowed.

Justification: The subject business has operated for many years at this site. ZC-20-0135 corrected certain zoning issues and allowed a series of use permits and waivers, not all of which are needed by the revised plans. The newer buildings now proposed will be modern and a substantial upgrade for this portion of the Boulder Highway. Time is very much of the essence in this matter as the applicant is negotiating to purchase a new property for the paint/body shop being deleted from the subject property. Request Design Review approval as submitted.



Greg Borgel  
300 S. 4<sup>th</sup> St., #1400  
Las Vegas NV 89101  
Ph: 702-791-8219



# Planner Copy

ET-21-400052

01/11/2021

## EXTENSION OF TIME APPLICATION LETTER

Hi Nancy Amundsen,

The reason of this letter is because we would like to request an extension of time on the land use for hotel/motel in the properties located at 2592 & 2600 Sherwood St. Las Vegas, NV. 89109. So, we can remodel the complete buildings and keep having function these properties as hotel/motel use. We had previously submitted plans for these locations as R-1 for hotel/motel since that's what clients business license have. Those permits are BD20-25986 and BD20-24857 and were submitted on 06/18/2020. However, according to corrections from reviewer, they have as record that this building is R-2 for apartments and that is when they suggested to contact comprehensive planning department to see if a new land use application is required.

After contacting Al Laird, He mentioned that there was a previous approved land use for R1 with application number UC-18-0328 and that has expired on July 3, 2020. Few weeks after we submitted our plans. This is why we would like to request an extension of time on this application since it has been less than a year that expired and hopeful, it helps that we have previously submitted before it expired. At the time we were hired by client and where their license shown these property as hotel use then we proceed to submit as use R1 to remodel this hotel and provide an ada suite and ada accessibility to the spaces. Also, these rooms were function as hotel rooms since kitchen area had been already removed by previous owner. However, We were not aware that these locations had a land use that was about to expired since clients bought these properties for hotel/motel use unknowing it was just temporary.

In conclusion, Please allow us the extension of time in order to remodel this building and be able to keep functioning as a hotel/motel use. Please advise if anything extra requirements we have to do to re-active land use permit application UC-18-0328 and be able to continue with our building application process and start remodeling this building.

Thank you,

Javier Burrola  
Hacienda Builders, Inc.  
702-308-3876