

CLARK COUNTY BOARD OF COMMISSIONERS

ZONING / SUBDIVISIONS / LAND USE

AGENDA ITEM

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

Recommendation: ORD-22-900552: Introduce an ordinance to consider adoption of a Development Agreement with ZUFFA RE, LLC and ZC II, LLC for a recreational facility (El Camino & Rafael Rivera) on 3.38 acres, generally located east of El Camino Road and north of Rafael Rivera Way within Enterprise. MN/dd (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

The Board of County Commissioners (Board) approved a land use application UC-21-0725 for a recreational facility (El Camino & Rafael Rivera) on 3.38 acres, generally located east of El Camino Road and north of Rafael Rivera Way within Enterprise. Conditions of approval included the developer and/or owner entering into a Development Agreement prior to any permits being issued in order to provide their fair-share contribution towards public infrastructure necessary to provide service in the southwest portion of the Las Vegas Valley.

In accordance with the provisions of Section 278.0203 of the Nevada Revised Statutes, a Development Agreement must be approved by ordinance.

Staff recommends the Board set a public hearing for October 19, 2022.

Cleared For Agenda
10/04/22

BILL NO. _____

SUMMARY - An ordinance to adopt the Development Agreement with ZUFFA RE, LLC and ZC II, LLC for a recreational facility (El Camino & Rafael Rivera) on 3.38 acres, generally located east of El Camino Road and north of Rafael Rivera Way within Enterprise.

ORDINANCE NO. _____
(of Clark County, Nevada)

AN ORDINANCE TO ADOPT THE DEVELOPMENT AGREEMENT WITH ZUFFA RE, LLC and ZC II, LLC FOR A RECREATIONAL FACILITY (EL CAMINO & RAFAEL RIVERA) ON 3.38 ACRES, GENERALLY LOCATED EAST OF EL CAMINO ROAD AND NORTH OF RAFAEL RIVERA WAY WITHIN ENTERPRISE, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. In accordance with the provisions of Section 278.0203 of the Nevada Revised Statutes and Chapter 30.20 of the Clark County Code, the Development Agreement with ZUFFA RE, LLC and ZC II, LLC for a recreational facility (El Camino & Rafael Rivera) on 3.38 acres, generally located east of El Camino Road and north of Rafael Rivera Way within Enterprise, is hereby adopted.

SECTION 2. If any section of this ordinance or portion thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 3. All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with names of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks and shall be effective on and from the fifteenth day after passage.

PROPOSED on the _____ day of _____, 2022

INTRODUCED by: _____

PASSED on the _____ day of _____, 2022

VOTE:

AYES: _____

NAYS: _____

ABSTAINING:

ABSENT:

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By: _____
JAMES B. GIBSON, Chair

ATTEST:

Lynn Marie Goya, County Clerk

This ordinance shall be in force and effect from and after the _____ day
of _____ 2022.

APN(s): 176-02-511-013 & 176-02-501-021
Please Return to: Sami Real
Comprehensive Planning Department
1st Floor, Clark County Government Center
500 South Grand Central Parkway
Las Vegas, Nevada 89155

DEVELOPMENT AGREEMENT

BETWEEN

THE COUNTY OF CLARK,

ZUFFA RE, LLC

&

ZL II, LLC

FOR

EL CAMINO UFC

ORD-22-900552

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into by and between the *County of Clark, State of Nevada* (hereinafter referred to as the "County"), ZUFFA RE, LLC, and ZL II, LLC the Owner of the real property described on Exhibit "A" attached hereto (hereinafter referred to as the "Owner") and incorporated herein by reference.

SECTION 1 – DEFINITIONS

1.01 **Definitions.** For all purposes of this Agreement, except as otherwise expressly provided or unless the context otherwise requires, the following terms shall have the following meanings:

(a) . "Agreement" has the meaning assigned to it in the first paragraph hereof. Agreement at any given time includes all addenda and exhibits incorporated by reference and all amendments, which have become effective as of such time.

(b) "Applicable Rules" means the specific code, ordinances, rules, regulations and official policies of the County as adopted and in force at the time of permit issuance or map recordation and as amended from time to time, regarding planning, zoning, subdivisions, timing and phasing of development, permitted uses of the Subject Property, density, design, and improvement standards and specifications applicable to the Project, including the Public Facilities Needs Assessment Report, and the fees incorporated herein, except that:

(1) The fees required in the County Code specifically for the Major Projects shall *not* apply to the Project, unless and until the parties agree that the development of the Project will be processed as a Major Project;

and

(2) The zoning established by the Concurrent Approvals will not be amended or modified during the term of this Agreement without Owner's prior written approval.

(c) "Best Efforts" means, in the case of any contingent obligation of County or Owner, that the party so obligated will make a good faith effort to accomplish the stated goal, task, project or promised performance, provided such term does not imply a legal obligation to take any specific action if:

(i) In the case of a County obligation, such action would, in the reasoned opinion of the County Commission, be imprudent given competing public needs and projects; or

(ii) In the case of an Owner obligation, such action would, in the reasoned opinion of the Owner, be commercially unreasonable.

In either case, upon request, the responsible party shall give written notice to the other party that it has considered such contingent obligation and the reason for its decision not to perform.

(d) "Builder" means any person or entity, which constructs final improvements (other than off-site improvements or infrastructure) with respect to a subdivision or parcel of the Subject Property.

(e) "Code" means the Clark County Code, including all rules, regulations, standards, criteria, manuals and other references adopted herein.

- (f) "Concurrent Approvals" means the zoning, land use or map approvals and authorizations, relating to the Subject Property, together with the applicable conditions, as granted by the County Commission, including without limitation those approvals and conditions of approval per UC-21-0725, the Agenda Sheet, Notice of Final Action and agenda map attached hereto as Exhibit "C" and incorporated herein by this reference.
- (g) "County" means the County of Clark, State of Nevada together with its successors and assigns.
- (h) "County Commission" means the Board of County Commissioners or Planning Commission of the County of Clark, State of Nevada.
- (i) "County Master Plan" means the comprehensive plan adopted by the County Commission in 1983 and all amendments thereto including, but not limited to, all adopted land use, development guides and elements, including the land use and development guide and the general plan map for unincorporated portions of the Las Vegas Valley adopted by the County Commission on January 24, 1974, except as amended by the adoption of more recent plans in effect as of the Effective Date.
- (j) "Development Agreement Ordinance" means Chapter 30.20 of the Clark County Unified Development Code (Title 30) along with any other Chapters of the Clark County Code that are relevant to this Agreement.
- (k) "Effective Date" means the date, on or after the adoption by the County Commission, of an ordinance approving execution of this Agreement whereas the Agreement has been executed and signed by both parties, that this Agreement is recorded in the Office of the County Recorder of Clark County, Nevada.
- (l) "NDOT" means Nevada Department of Transportation.
- (m) "NRS" means Nevada Revised Statutes.
- (n) "PFNA" means the Southwest Las Vegas Valley Public Facilities Needs Assessment Report, dated December 1, 2000, incorporated herein by this reference and approved by the County Commission on January 2, 2001.
- (o) "Project" means the Subject Property and the proposed development of the Subject Property described in this Agreement.
- (p) "Subject Property" means that certain real property, which Owner owns or has the right to acquire, located in the County and more particularly described on Exhibit "A".
- (q) "Term" means the term of this Agreement together with any extension agreed upon pursuant to Section 7.02 hereof.

SECTION 2 – RECITAL OF PREMISES, PURPOSE AND INTENT

2.01 **Recitals.** This Agreement is predicated upon the following facts and findings:

(a) **Statutory Authorization.** The County is authorized, pursuant to NRS §278.0201 through 278.0207, inclusive, to enter into binding Development Agreements with persons having a legal or equitable interest in real property to establish long range plans for the development of such property.

(b) **Ownership Interest.** Owner represents that it has, will acquire, or has the right to acquire, fee title ownership of the Subject Property.

(c) **County Authorization, Hearing and Ordinance.** All preliminary processing with regard to the Project has been duly completed in conformance with all applicable laws, rules and regulations. The County Commission, having given notice as required by law, held a public hearing on Owner's application seeking approval of the form of this Agreement and the execution hereof by the County. At the described meeting, the County Commission found that this Agreement is consistent with the County's plans, policies and regulations, including the County Master Plan, that the Agreement meets the requirements of Title 30 of the Code, and that the execution hereof by and on behalf of the County is in the public interest and is lawful in all respects. During the same meeting at which the public hearing was held, the County Commission adopted the Ordinance approving this Agreement and authorizing the execution hereof by duly constituted officers of the County. Said ordinance was scheduled to be effective two weeks after adoption. County agrees to record a certified copy of the ordinance as required by NRS §278.0207.

(d) **County Intent.** The County desires to enter into this Agreement in conformity with the requirements of NRS, and as otherwise permitted by law, and this Agreement to provide for public services; public uses and urban infrastructure; to promote the health, safety and general welfare of the County and its inhabitants; to minimize uncertainty in planning for and securing orderly development of the Project and surrounding areas; to insure attainment of the maximum efficient utilization of resources within the County at the least economic cost to its citizens; and to otherwise achieve the goals and purposes for which the State statute and County ordinance authorizing Development Agreements were enacted.

(e) **Owner Intent.** In accordance with the legislative intent evidenced by NRS §278.0201 through §278.0207, inclusive, authorizing Development Agreements and the intent of the County in adopting an ordinance allowing Development Agreements, Owner wishes to obtain reasonable assurances that Owner may develop the Project in accordance with the conditions established in this Agreement. Owner acknowledges that there are insufficient public services, which includes facilities and infrastructure, existing or planned at this time. In order to develop the Subject Property, Owner is willing to enter into this Development Agreement in order to pay Owner's fair share of the costs to provide certain public services, facilities, and infrastructure in the area of this Project. Owner further acknowledges that this Agreement was made a part of the County Record at the time of its approval by the County Commission and that the Owner agrees without protest to the requirements, limitations, or conditions imposed by this Agreement and the Concurrent Approvals.

(f) **Acknowledgment of Uncertainties.** The parties acknowledge that circumstances beyond the control of either party could defeat their mutual intent that the Project be developed in the manner contemplated by this Agreement. Among such circumstances is the unavailability of water or other limited natural resources, federal regulation of air and water quality, and similar conditions. Owner recognizes that water shortages could affect the County's ability to perform its obligations hereunder. Owner further acknowledges and agrees this Agreement does not relieve the Owner from compliance with existing, changed, modified or amended rules regulations, laws, ordinances,

resolutions, fees codes, etc., of other governmental agencies. Such rules, regulations, laws, ordinances, resolutions, fees, codes, etc. of governmental entities must be complied with by the Owner and are not locked in nor a part of this Agreement. It is not the intent of the parties nor shall this Section be construed as excusing the County of any obligation hereunder or depriving Owner of any right under this Agreement, which can be performed.

(g) Provision of Water and Sewer Service. Owner clearly understands and agrees that, amongst other requirements, water commitment and sanitary sewer system development approval must be obtained from the proper governmental entities namely the Las Vegas Valley Water District and the Clark County Water Reclamation District. Fees and services for such commitments and systems are established by said governmental entities and must be paid and complied with by the Owner in accordance with said governmental entities requirements as amended from time to time. This Agreement or the County does not guarantee or provide the provision of water and sewer services.

2.02 Incorporation of Recitals. The foregoing recitals shall be deemed true and correct in all respects with respect to this Agreement and shall serve as the basis for the interpretation of this Agreement.

2.03 Permitted Uses, Density, Height and Size of Structures. Pursuant to NRS §278.0201 and the Code, this Agreement must set forth the maximum height and size of structures to be constructed on the Subject Property, the density of uses and the permitted uses of the land. County agrees the Project may be developed to the density and with the land uses set forth in the Land Use and Development Guide/Plan, along with the development standards set forth in the Concurrent Approvals and the Applicable Rules.

SECTION 3 – DEVELOPMENT OF THE PROJECT

3.01 Time for Construction and Completion of the Project. Subject to the terms of this Agreement and Applicable Rules, Owner shall have discretion as to the time of commencement, construction, phasing, and completion of any and all development of the Project. Nothing herein shall be construed to require the Owner to develop the Project or any part thereof.

3.02 Reliance on Concurrent Approvals and Applicable Rules. County hereby agrees that Owner will be permitted to carry out and complete the entire Project in accordance with the uses and densities set forth in the Concurrent Approvals subject to the terms and conditions of this Agreement and the Applicable Rules. Pursuant to the terms of this Agreement and subject to Owner's infrastructure obligations described in this Agreement, the development of the Project may proceed.

3.03 Air Quality Conformity. Owner acknowledges County has adopted an air quality plan and agrees to comply with the applicable provisions thereof, including any state and federal rules and regulations.

3.04 Dust Mitigation. Owner will educate Builders and contractors within the Project of the applicable rules of the Clark County Department of Air Quality & Environmental Management with respect to dust mitigation and will encourage compliance therewith.

3.05 Water Conservation. Owner agrees to encourage water conservation in the Project. Owner agrees to design any open space using the best available, water conserving techniques, including but not limited to proper soil preparation and water conserving irrigation systems and equipment. Landscaping adjacent to public streets shall be limited to water conserving plant materials.

3.06 Temporary Storm Water Construction Permit. Owner agrees to educate Builders and contractors within the Project on the requirements for a Temporary Storm Water Construction Permit issued from the Nevada Division of Environmental Protection (NDEP).

SECTION 4 – PUBLIC FACILITIES

4.01 Public Facilities. Owner agrees that prior to issuance of any building permit for a single family dwelling, multiple family dwelling, retail, office, industrial or hotel use in the Project, they will pay the fees as set forth in the Public Facilities Chart below, hereinafter referred to as Chart 4.01-A, except as modified by this Section 4.01.

In addition, the fees set forth in Chart 4.01-A below may be increased or decreased from time to time during the term of this Agreement if the modified fees are uniformly applied to all development and construction within the Public Facilities Needs Assessment area. The County and Owner agree that any fee modifications shall be applied only for building permits not yet issued. Owner and the County will not be entitled to any payment or reimbursements for fees paid for building permits issued prior to any such fee modification.

CHART 4.01-A PUBLIC FACILITIES CHART			
Type of Development	Infrastructure Category		Total
	Parks	Public Safety¹	
Single Family Dwelling Unit (per dwelling unit)	\$532.93	\$900.81	\$1433.74
Multi Family Dwelling Unit (per dwelling unit)	\$532.93	\$883.24	\$1416.17
Retail (per square foot gross floor area)	N/A	\$0.60	\$0.60
Office (per square foot gross floor area)	N/A	\$0.67	\$0.67
Industrial (per square foot gross floor area)	N/A	\$0.40	\$0.40
Hotel (per room)	N/A	\$902.27	\$902.27

¹ Fees only for Fire; no Metro

4.02 Parks. In addition to the fees for parks in Chart 4.01-A above, Owner agrees that this development is subject to the Residential Construction Tax, as set forth and defined in Nevada Revised Statutes.

4.03 Traffic Study. Owner shall prepare and submit to the County (and NDOT if applicable) a Traffic Study (if required) acceptable to the County (and NDOT if applicable) for the Subject Property prior to submittal of any final map for technical review, or prior to County issuance if any grading or building permits; whichever occurs first, and Owner agrees to comply with said Study as approved by the County. Any modification to the Traffic Study must be approved by the Director of the Department of Public Works.

In addition to the fees in Chart 4.01-A above, Owner agrees to construct at its sole cost and expense and dedicate to the County (or NDOT if applicable) any such roadway and traffic improvements identified in the Traffic Study as approved with conditions by the County (and NDOT if applicable), which are necessary for the Subject Property or for the mitigation of any traffic impacts caused by the development of the Subject Property.

Each facility must be built in the manner prescribed by the Code, NRS, and in accordance with the, "Uniform Standard Drawings for Public Works Construction, Off-Site Improvements, Clark County Area, Nevada", as amended by the Concurrent Approvals as approved by the County, and the State's Design Manual prior to issuance of any building permits for the area impacted by the facilities, as identified in the Traffic Study as approved with conditions by the County (an NDOT if applicable). Nothing herein shall be construed to require Owner to construct the applicable traffic improvements if Owner does not develop the impacted area. Owner acknowledges it shall be responsible for all public and private roadway construction (if applicable), utility installations and modifications, lighting, traffic control equipment and signage, and aesthetic improvements relating to the development.

4.04 Drainage Study. Owner shall prepare and submit to the County a Drainage Study, if required by the Clark County Department of Public Works, acceptable to the County for the Subject Property prior to recording any final map or the issuance of any grading and/or building permits. In addition to the fees in Chart 4.01-A above, Owner agrees to construct at its sole cost and expense and dedicate to the County such flood and drainage facilities identified in the Drainage Study which are necessary for the flood protection of the Subject Property or for the mitigation of any downstream flood impacts caused by the development of the Subject Property.

Each facility must be built, in the manner prescribed by Code, prior to issuance of any grading and/or building permits for the area impacted by the facilities as identified in the approved Drainage Study in accordance with Code. Notwithstanding any other provision in this section no grading or building permit shall be issued in any area not protected by the drainage facilities identified in the approved Drainage Study.

SECTION 5 – REVIEW AND DEFAULT

5.01 Frequency of Reviews. As required by NRS §278.0205 and the Development Agreement Ordinance, at least once every twenty-four (24) months during the Term of this Agreement, Owner shall provide and County shall review in good faith a report submitted by Owner documenting the extent of Owner's and County's material compliance with the terms of this Agreement during the preceding twenty-four (24) months. If at the time of review an issue not previously identified in writing is required to be addressed, the review, at the request of either party, shall be continued to afford sufficient time for response.

5.02 Opportunity to be Heard. County and Owner shall be permitted an opportunity to be heard orally and in writing before the County Commission regarding their performance under this Agreement in the manner set forth in Development Agreement Ordinance.

5.03 Procedures in the Event of Noncompliance. In the event of any noncompliance with any provision of this Agreement, the party alleging such noncompliance shall deliver to the other in writing a courtesy notice, not less than thirty (30) calendar days prior to declaring a default under this Agreement. The time of notice shall be measured from the date of post mark which may be sent by regular mail.

The courtesy notice shall state the reason for noncompliance, any action necessary to correct the noncompliance, specify the nature of the alleged default and, where appropriate, the manner and period of time in which the noncompliance may be satisfactorily corrected. During the period of time the default letter is pending, the party alleged to be in default shall not be considered in default for the purposes of termination or institution of legal proceedings. If the default is corrected, then no default shall exist and the noticing party shall take no further action. If the default is not corrected within thirty (30) calendar days, the following courses of action shall apply:

(a) County Procedures

(i) Intent to Remedy Noncompliance. After proper notice and the expiration of the above-referenced periods for correcting the alleged default, the Director of Development Services, or his or her designee, may do one or both of the following options:

- (1) Immediately direct County staff to recommend that all future zoning, land use, and mapping applications within the Project be conditioned so that the building permits to be issued as a result of those approvals shall not be issued until the default is corrected, or;

(2) Issue a letter providing notice of County's intent to set the matter for hearing before the County Commission. The letter shall notify Owner of the action taken. In the event the County selects this option, County shall give Owner at least seven (7) business days notice to correct the default before the matter is scheduled for a hearing. The letter notifying Owner of the hearing shall contain the intended hearing date. The seven (7) business days will be measured from the date of the certified mailing of the notice.

(ii) Hearing Schedule. If the default is not corrected within the time specified above, the matter shall be scheduled and noticed as required by law for consideration and review by the County Commission on the next available Commission zoning agenda.

(iii) Review by County Commission. Following consideration of the evidence presented before the County Commission and a finding based on substantial evidence that a default has occurred by Owner and the default remains uncorrected, the County Commission may authorize the suspension of building permits within the Project or may amend or terminate this Agreement. Termination shall not in any manner rescind, modify, or terminate any Vested Right in favor of Owner, existing or received, as of the date of the termination. Owner shall have twenty-five (25) calendar days after the date of notice of the County Commission's decision is filed with the Clark County Clerk, Commission Division, to institute legal action pursuant to Sections 5.05 and 5.06 hereof, to determine whether the County Commission abused its discretion in determining whether a default existed and remained uncorrected.

(b) Owner Procedures

(i) After proper notice and the expiration of the above-referenced periods for correcting the alleged default, Owner may issue a letter requesting a hearing before the County Commission for review of the alleged default. Upon receipt of the letter, County shall schedule an item to consider the alleged default on the next available Commission zoning agenda.

(ii) Review by County Commission. Following consideration of the evidence presented before the County Commission and a finding based on substantial evidence that a default has occurred by County and remains uncorrected, the County Commission shall direct County staff to correct the default. Owner shall have twenty-five (25) calendar days after the date of notice of the County Commission's decision is filed with the Clark County Clerk, Commission Division, to institute legal action pursuant to this Section hereof to determine whether the County Commission abused its discretion in determining whether a default existed and remained uncorrected.

(c) Waiver. Failure or delay in giving any notice provided for herein shall not constitute a waiver of any default. Except as otherwise expressly provided in this Agreement, any failure or delay by any party in asserting any of its rights or remedies in respect to any default shall not operate as a waiver of any default or of any such rights or remedies, or deprive such party of its right to institute and maintain any actions or proceeding which it may deem necessary to protect, assert, or enforce any of its right or remedies.

(d) Notices. All notices provided for herein shall be sent to and in the manner provided in Section 7.08 of this Agreement.

5.04 Option to Terminate. After proper notice and the expiration of the above-referenced period for correcting the alleged default, the party alleging the default shall give notice of intent to amend or terminate this Agreement pursuant to NRS §278.0205 (the "Notice of Intent"), with notices sent in the manner

provided by Section 7.08 of this Agreement. Following any such Notice of Intent, the matter shall be scheduled and noticed as required by law for consideration and review by the County Commission.

5.05 Unavoidable Delay or Default. Extension of Time for Performance. Neither party hereunder shall be deemed to be in default, and performance shall be excused, where delays or defaults are caused by war, acts of terrorism, insurrection, strikes, walkouts, riots, floods, earthquakes, fires, casualties, acts of God, restrictions imposed or mandated by governmental entities, failure of governmental agencies (other than County) to perform acts or deeds necessary for the performance of this Agreement, enactment of conflicting state or federal laws or regulations, new or supplementary environmental regulations, litigation, or similar matters beyond the control of the parties. If written notice of any such delay is given to County within thirty (30) calendar days after the commencement thereof, an automatic extension of time, unless otherwise objected to by County within ten (10) business days of such written notice, shall be granted coextensive with the period of the enforced delay, or longer as may be required by circumstances or as may be subsequently agreed to between County and Owner.

5.06 Institution of Legal Action. The County and Owner agree that the County would not have entered into this Agreement if it were liable for damages under or with respect to this Agreement. Accordingly, the County and the Owner may pursue any remedy at law or equity available for breach, except that neither the Owner nor the County shall be liable to the other or to any other person or entity for any monetary damages whatsoever. Prior to the institution of any legal action, the party seeking legal action must give the thirty (30) day notice of default as set forth in Section 5.03. Following such notice, a public hearing must be held by the County Commission where the allegations will be considered and a decision regarding their merits will be reached. Any judicial review of the County Commission's decision or any legal action taken pursuant to this Agreement will be heard by a Court under the standard review appropriate to Court review of zoning actions, and the decision of the County Commission shall be overturned or overruled if its decision is clearly arbitrary and capricious. Judicial review of the decision of the County Commission shall be limited to the evidence presented to the County Commission at the public hearing. If a party desires to present new or additional evidence to the Court, such party may petition the Court to remand the matter to the County Commission to consider the additional or new evidence. Jurisdiction for judicial review or any judicial action under this Agreement shall rest exclusively with the Eighth Judicial District Court, State of Nevada.

5.07 Applicable Laws. This Agreement shall be construed and enforced in accordance with the law of the State of Nevada.

SECTION 6 – CONFLICTING LAWS

6.01 Conflicting State or Federal Rules. In the event that any conflicting state or federal laws or regulations enacted after the Effective Date prevent or preclude compliance with one or more provisions of this Agreement or require changes in plans, maps or permits approved by the County, this Agreement shall remain in full force and effect as to those provisions not affected, and the conflicting laws or regulations shall not be applied retroactively, and:

(a) Notice and Copies. Either party, upon learning of any such matter, will provide the other party with written notice thereof and provide a copy of any such law, regulation or policy or an account of any such action or inaction together with a statement of how any such matter conflicts with the provisions of this Agreement; and

(b) Modification Conferences. The parties shall, within thirty (30) calendar days of the notice referred to in the preceding subsection, meet and confer in good faith and attempt to modify this Agreement to bring it into compliance with any such federal or state law or regulation, or accommodate any such action or inaction.

6.02 County Commission Hearings. In the event the County believes that an amendment to this Agreement is necessary pursuant to this Section 6 due to the effect of any federal or state law or regulation, the proposed amendment shall be scheduled for hearing before the County Commission. The County Commission shall determine the exact nature of the amendment or suspension necessitated by such federal or state law or regulation or action or inaction. Owner shall have the right to offer oral and written testimony at the hearing. Any suspension or modification ordered by the County Commission pursuant to such hearing is subject to judicial review as set forth in Section 5.06. The parties agree that any matter submitted for judicial review shall be subject to expedited review in accordance with Rule 2.15 of the Eighth Judicial District Court of the State of Nevada.

6.03 Cooperation in Securing Permits. The County shall use its Best Efforts to cooperate with Owner in securing any County permits, licenses or other authorizations which may be required as a result of any amendment or suspension resulting from actions initiated under this Section 6. Owner will be responsible to pay all applicable fees in connection with securing of the permits.

SECTION 7 – GENERAL PROVISIONS

7.01 Enforcement and Binding Effect. Subject to the limitations of NRS §278, this Agreement is enforceable by either party in accordance with its terms notwithstanding any change (which, except for this Agreement, would otherwise be applicable) in any of the Applicable Rules. Nothing in this Agreement shall prevent the County from increasing "cost based fees" which are deemed to be administrative fees for issuance of land use approvals, building permits, plan checks, or inspections which are based upon actual costs to the County and which are uniformly applied to all development and construction subject to the County's jurisdiction. "Cost based fees" do not include the fees addressed in Section 4.01 of this Agreement.

7.02 Duration of Agreement. The Term of this Agreement shall commence upon the Effective Date and shall expire on the date the land use application expires or upon the eighth (8th) anniversary of the Effective Date, or when all obligations hereunder are satisfied, whichever occurs earliest, unless extended by written agreement executed by County and Owner.

7.03 Assignment.

(a) Transfer Not to Relieve Owner of its Obligation. Except as expressly provided herein, no assignee or transferee of any portion of the Project within the area covered by a recorded subdivision map shall be subject to the obligations of Owner as to the portion of the Project so assigned or transferred nor be deemed to have assumed all such obligations, and such assignment or transfer shall not relieve Owner of its obligation as to the assigned or transferred portion of the Project.

(b) Transfer to an Affiliate of Owner. The rights of Owner under this Agreement may be freely transferred or assigned to any entity, partnership, or corporation, which Owner controls, or in which Owner has a controlling interest, or which controls Owner; provided, such entity shall assume in writing all obligations of Owner hereunder.

(c) Third Party Assignment. The rights and obligations of Owner under this Agreement may be freely transferred or assigned to a third party not affiliated with Owner, provided such third party assumes in writing all obligations of Owner hereunder as to the assigned or transferred portion of the Project along with a copy of the sale, transfer, conveyance, or assignment agreement wherein the third party assumes the obligations of the Owner. Upon any such assignment hereunder, the Owner shall be relieved of all obligations and liabilities under or in connection with this agreement. In connection with the conveyance of any portion of the property, Owner shall provide County with written notice of any sale, transfer, conveyance or assignment of any unimproved portion of the Project.

(d) Financial Transactions. Owner has full discretion and authority to transfer, assign or encumber the Project or portions thereof in connection with financing transactions, without limitation on the size or nature of any such transaction, the amount of land involved or the use of the proceeds therefrom, and may enter into such transaction at any time and from time to time without permission of or notice to County.

7.04 Amendment or Cancellation of Agreement. Except as otherwise permitted by NRS §278.0205 and Section 5 of this Agreement, this Agreement may be amended from time to time or canceled only upon the mutual written agreement of the parties hereto; provided however, that to the extent this Agreement expires pursuant to Section 7.02 above.

7.05 Indemnity; Hold Harmless. Except as expressly provided in this Agreement, Owner shall hold County, its officers, agents, employees, and representatives harmless from liability for damage or claims for damage for personal injury, including death and claims for property damage which may arise from the direct or indirect operations of Owner or those of its contractors, subcontractors, agents, employees, or other persons acting on Owner's behalf which relate to the development of the Project. Owner agrees to and shall defend County and its officers, agents, employees, and representatives from actions for damages caused or alleged to have been caused by reason of Owner's activities in connection with the development of the Project. Owner agrees to indemnify, hold harmless, and provide and pay all costs for a defense for County in any legal action filed in a court of competent jurisdiction by a third party challenging the validity of this Agreement. The provisions of this Section shall not apply to the extent such damage, liability, or claim is solely caused by the intentional or negligent act of County, its officers, agents, employees, or representatives.

7.06 Binding Effect of Agreement. Subject to Section 7.03 hereof, the burdens of this Agreement bind, and the benefits of this Agreement inure to the parties' respective successors in interest.

7.07 Relationship of Parties. It is understood that the contractual relationship between County and Owner is such that Owner is an independent contractor and not an agent of County for any purpose.

7.08 Notices. All notices, demands and correspondence required or provided for under this Agreement shall be in writing and delivered in person or sent by overnight courier or mailed by certified mail postage prepaid, return receipt requested. Notices shall be sent to the address on file to Owner and/or Applicant, as shown on "Exhibit B" and the Comprehensive Planning Department and Office of the District Attorney-Civil Division addressed as follows:

To County: COUNTY OF CLARK
Department of Comprehensive Planning, Current Planning Division
Clark County Government Center
500 South Grand Central Parkway, 1st Floor
P.O. Box 551741
Las Vegas, NV 89155-1741
Attn: Joel McCulloch

With a Copy to: COUNTY OF CLARK
OFFICE OF THE DISTRICT ATTORNEY-CIVIL DIVISION
Clark County Government Center
500 South Grand Central Parkway, 5th Floor
P.O. Box 552215
Las Vegas, Nevada 89155-2215

Either party may change its address by giving notice in writing to the other and thereafter notices, demands and other correspondence shall be addressed and transmitted to the new address. Notices given in the

manner described shall be deemed delivered on the day of personal delivery or the delivery date by overnight courier or mail is first attempted.

7.09 Entire Agreement. This Agreement constitutes the entire understanding and agreement of the parties. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof.

7.10 Waivers. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate officers of the County or Owner, as the case may be.

7.11 Recording Amendments. Promptly after the Effective Date, an executed original of this Agreement shall be recorded in the Official Records of Clark County, Nevada. All amendments hereto must be in writing signed by the appropriate officers of County and Owner in a form suitable for recordation in the Official Records of Clark County, Nevada. Upon the completion of performance of this Agreement or its earlier revocation or termination, a statement evidencing said completion or revocation signed by appropriate officers of County and Owner shall be recorded in the Official Records of Clark County, Nevada.

7.12 Release. Each unit within the Subject Property shall be automatically released from the encumbrance of this Agreement without the necessity of executing or recording any instrument of release upon the issuance of an Occupancy Permit for the building in which the unit is located.

7.13 Headings, Exhibits, Cross-references. The headings and captions used in this Agreement are for convenience and ease of reference only and shall not be used to construe, interpret, expand or limit the terms of this Agreement. All exhibits attached to this Agreement and the recitals at the front of this Agreement are incorporated herein by the references thereto contained herein. Any term used in an exhibit hereto shall have the same meaning as in this Agreement unless otherwise defined in such exhibit. All references in this Agreement to Sections and Exhibits shall be to Sections and Exhibits of or to this Agreement, unless otherwise specified.

7.14 Severability of Terms. If any term or other provision of this Agreement is held to be invalid, illegal or incapable of being enforced by any rule of law or public policy, all other conditions and provisions of this Agreement shall nevertheless remain in full force and effect, provided that the invalidity, illegality or unenforceability of such term does not materially impair the parties' ability to consummate the transactions contemplated hereby. If any term or other provision is invalid, illegal or incapable of being enforced, the parties hereto shall, if possible, amend this Agreement so as to affect the original intention of the parties.

7.15 Voluntary Agreement. Owner acknowledges that they had the option of conducting their own public facilities needs assessment study, but instead voluntarily chose to accept the findings, conclusions and fee schedule contained within the County PFNA defined in Section 1.01(n) of this Agreement. Owner further acknowledges and agrees that it voluntarily, willingly and without protest and duress freely enters into this Agreement and accepts the terms and conditions herein.

7.16 No Third Party Beneficiary Rights. This Agreement shall inure solely to the benefit of each party hereto and its successors and permitted assigns and nothing in this Agreement, express or implied, shall confer upon any other person or entity, including the public or any member thereof, any rights, benefits or remedies of any nature whatsoever.

[signatures appear on following page]

IN WITNESS WHEREOF, this Agreement has been executed by the parties on the day and year first above written, as authorized by Ordinance No. 1579 of the Clark County Code, to be effective on the date shown in Section 2.01(c).

COUNTY:

**BOARD OF COUNTY COMMISSIONERS,
COUNTY OF CLARK, STATE OF NEVADA**

Attest:

By: _____
James B. Gibson, Chair

Lynn Marie Goya, County Clerk

ACKNOWLEDGMENT:

STATE OF NEVADA)
)ss:
COUNTY OF CLARK)

This instrument was acknowledged before me on the _____ day of _____, _____.

By _____, Chair of the Board of County Commissioners, County of Clark,
State of Nevada

NOTARY PUBLIC

Signature

My Commission expires: _____

OWNER: Ike Lawrence Epstein
PRINT OWNER NAME

By: [Signature]
Owner Signature

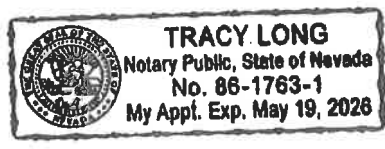
ACKNOWLEDGMENT:

STATE OF NEVADA)
)ss:
COUNTY OF CLARK)

This instrument was acknowledged before me on the 31st day of August, 2022
by Ike Lawrence Epstein
(Printed Name of Document Signer)

NOTARY PUBLIC
[Signature]
Signature

My Commission expires: May 19, 2026



OWNER:

Ike Lawrence Epstein

PRINT OWNER NAME

By:

[Handwritten Signature]
Owner Signature

ACKNOWLEDGMENT:

STATE OF NEVADA)

)ss:

COUNTY OF CLARK)

This instrument was acknowledged before me on the 31st day of August, 2022

by Ike Lawrence Epstein
(Printed Name of Document Signer)

NOTARY PUBLIC

[Handwritten Signature]
Signature

My Commission expires: May 19, 2026

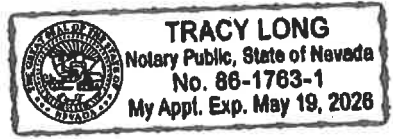


Exhibit "A"
Legal Description

(see next page for attachment)

LEGAL DESCRIPTION

PROJECT: UFC Apex Addition

Jones Blvd. & Rafael Rivera Way, Las Vegas, NV 89118

The land situated in the County of Clark, State of Nevada, and is described as follows:

BEING A PORTION OF LOT 5 AS SHOWN ON THAT CERTAIN MAP "SUNSET/JONES" A COMMERCIAL SUBDIVISION ON FILE IN BOOK 150 OF PLATS, PAGE 64, IN THE CLARK COUNTY RECORDER'S OFFICE, LYING WITHIN GOVERNMENT LOTS 35 AND 36, SECTION 02, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID COMMERCIAL SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID COMMERCIAL SUBDIVISION SOUTH 02°02'45" WEST, A DISTANCE OF 647.89 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE SOUTH 89°53'25" EAST, A DISTANCE OF 519.33 FEET TO A POINT ON THE EAST LINE OF SAID LOT 5; THENCE ALONG SAID EAST LINE SOUTH 02°09'14" WEST, A DISTANCE OF 175.16 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, ALSO BEING THE NORTHWESTERLY RIGHT-OF-WAY OF RAPHAEL RIVERA WAY, DEDICATED PER INSTRUMENT NO. 20081217:04542 OF OFFICIAL RECORDS, CLARK COUNTY NEVADA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SOUTH LOT LINE, SOUTH 66°26'13" WEST, A DISTANCE OF 273.25 FEET; THENCE SOUTH 75°37'07" WEST, A DISTANCE OF 94.01 FEET; THENCE SOUTH 66°26'13" WEST, A DISTANCE OF 201.96 FEET TO THE WEST LINE OF SAID LOT 5; THENCE ALONG THE WEST LINE OF SAID LOT 5 NORTH 02°02' 45" EAST, A DISTANCE OF 389.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.38 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 02, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT MAP ON FILE IN FILE 66 OF SURVEYS, PAGE 02, IN THE CLARK COUNTY, RECORDER'S OFFICE. SAID LINE BEARS: NORTH 88°56'26" EAST.

APN 176-02-511-005 (Portion)

LEGAL DESCRIPTION

PROJECT: UFC Apex Addition
6650 El Camino Road, Las Vegas, NV 89118

THE LAND REFERRED TO HEREIN BELOW IS SITUATED LAS VEGAS, IN THE COUNTY OF CLARK, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

A portion of the Northeast Quarter (NE ¼) of Section 2, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada, more particularly described as follows:

Parcel One (1) as shown by map thereof on File 118 of Parcel Maps, Page 87, in the Office of the County Recorder, Clark County, Nevada.

CLARK COUNTY ASSESSOR'S PARCEL NUMBER 176-02-501-021

Exhibit "B"
Development Agreement Owner Correspondence

Exhibit "B"
Development Agreement Owner/Applicant Correspondence

In accordance with Section 7.08, all notices, demands and correspondence required or provided for under this agreement shall be sent to the Owner and/or Applicant as follows:

Address all Correspondence as follows:

Owner

Shane Kapral, SVP Finance

6650 S. Torrey Pines Dr.,

Las Vegas, Nv 89118

Applicant/Correspondent

Ben Cornwall

5020 E Cartier

Las Vegas, NV 89115

Exhibit "C"
Agenda Sheet, Notice of Final Action, and Agenda Map

(see next page for attachments)

02/02/22 BCC AGENDA SHEET

RECREATIONAL FACILITY
(TITLE 30)

EL CAMINO RD/RAFAEL RIVERA WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0725-ZL II, LLC:

USE PERMIT for a recreational facility (event center) with accessory commercial uses including, but not limited to shops, snack bars, lounges, and restaurants.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** alternative landscaping; and **3)** reduced throat depth.

DESIGN REVIEWS for the following: **1)** expansion to an existing building; and **2)** parking lot addition on a portion of 31.4 acres in a C-2 (General Commercial) (AE-60) Zone, an M-D (Designed Manufacturing) (AE-60) Zone, and an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the north side of Rafael Rivera Way, the east side of Torrey Pines Drive, 715 feet south of Sunset Road, and 315 feet west of Jones Boulevard within Enterprise. MN/md/jo (For possible action)

RELATED INFORMATION:

APN:

176-02-501-012; 176-02-501-021; 176-02-501-022; 176-02-511-013 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 371 spaces where 562 spaces are required per Table 30.60-1 (a 34% reduction).
2. Permit alternative street landscaping (attached sidewalk) where street landscaping with a detached sidewalk is required per Figure 30.64-17 and Figure 30.64-18.
3.
 - a. Reduce the throat depth for an existing driveway to 24 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (an 84% reduction).
 - b. Reduce the throat depth for an existing driveway to 44 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 70.7% reduction).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6650 El Camino Road
- Site Acreage: 31.4 (portion)

- Project Type: Recreational facility
- Number of Stories: 2
- Building Height (feet): 39
- Square Feet: 20,882 (office/warehouse)/69,900 (office)/38,118 (recreational facility)/17,010 (proposed addition to recreational facility)
- Parking Required/Provided: 562/371

History & Request

The plans depict an existing 128,900 square foot office/warehouse building approved by action of ZC-0046-12 in March 2012 by the Board of County Commissioners. A motion picture production studio with on-premises consumption of alcohol was approved by the Planning Commission in December 2020. The applicant, UFC, is now requesting a use permit for a recreational facility with accessory commercial uses including, but not limited to shops, snack bars, lounges, and restaurants. The recreational facility will be located within the existing 128,900 square foot office/warehouse building located on APN 176-02-501-021, on the east side of El Camino Road. The first phase of the development consists of a 17,010 square foot expansion to the existing building to accommodate a new lobby area with restroom facilities, a concession area with a kitchen, and a food and beverage storage area. The new addition will be constructed on the south and east sides of the existing building, eliminating several rows of parking spaces. The second phase of the development consists of a parking lot addition on the C-2 zoned portion of the vacant parcel APN 176-02-511-013 located immediately to the east of the existing building. The parking lot addition will consist of 222 new parking spaces, including the Code required parking lot landscaping and internal pedestrian walkways. The 0.9 acre, R-E zoned portion of the parcel is not a part of the parking lot expansion and will be developed at a future date. The first phase of the development, consisting of the recreational facility and expansion, necessitates a waiver of development standards to reduce the required number of on-site parking spaces for the building. The office, warehouse, and recreational facility uses require 562 parking spaces where 371 parking spaces are provided. According to the applicant, construction of the parking lot will commence immediately after the first phase of the building expansion is complete. Once the parking lot addition is complete, a total of 572 on-site parking spaces will be provided where 562 parking spaces are required. The applicant is proposing to utilize additional parking spaces that are available at the existing office building to the west of the project site, across El Camino Road, on APN 176-02-501-022. The existing office building located on APN 176-02-501-022 (also owned by the applicant), measures 176,750 square feet in area. The office building requires 707 parking spaces where 887 parking spaces are provided (180 surplus parking spaces). The applicant proposes to utilize the additional parking to mitigate the parking reduction associated with the recreational facility. A shuttle service will be provided from the office building located on APN 176-02-501-022 to the recreational facility located to the east, across El Camino Road. Immediately to the east of the office building APN 176-02-501-022 is an undeveloped C-2 zoned parcel APN 176-02-501-012 that is also owned by the applicant and will be developed at a future date.

Site Plans

The plans depict an existing office/warehouse building that is located within the northern portion of the site. The existing building, and proposed expansion, is set back between 138 feet to 305 feet from the south property line, along Rafael Rivera Way, and 22 feet from the west property

line, adjacent to El Camino Road. The building is set back 135 feet and 140 feet from the north and east property lines, respectively. Phase 1 of the proposed development consists of additions to the south and east sides of the existing building. The existing building and proposed expansion will be utilized for office, warehouse, and recreational facility uses requiring 562 parking spaces where 371 parking spaces are provided, necessitating a waiver of development standards. Phase 2 of the proposed development will consist of a parking lot addition immediately to the east of the existing building and will include 222 new parking spaces. Once the parking lot addition is complete, a total of 572 on-site parking spaces will be provided where 562 parking spaces are required. Two north/south pedestrian walkways are located within the parking lot addition, measuring 5.5 feet in width, and connect to a 5.5 foot wide east/west pedestrian walkway. The east/west pedestrian walkway is located within the south portion of the parking lot and connects to the existing building and proposed addition. Access to the project site is granted via existing commercial driveways along El Camino Road. However, due to the proposed recreational facility use and future parking lot expansion to the east, a waiver of development standards is required to reduce the throat depth for the existing commercial driveways. A 5 foot wide attached sidewalk, requiring a waiver of development standards, is proposed along the south property line of the parking lot addition, adjacent to Rafael Rivera Way. The proposed 5 foot wide attached sidewalk will connect to the existing 5 foot wide attached sidewalk adjacent to Rafael Rivera Way.

Landscaping

The plans depict a minimum street landscape area measuring 15 feet in width, along the south property line of the parking lot addition, adjacent to Rafael Rivera Way. The street landscape area consists of 36 inch box trees, planted 30 feet on center in addition to shrubs and groundcover. A 5 foot wide attached sidewalk is proposed along Rafael Rivera Way that will connect to an existing 5 foot wide attached sidewalk. Parking lot landscaping is equitably distributed throughout the interior of the project site.

Elevations

The plans depict an existing 2 story building measuring up to 39 feet in height to the top of the parapet wall constructed of concrete-tilt up paneling. An existing aluminum storefront window system with multiple first and second story windows is depicted on the south elevation, oriented towards CC 215. The proposed building addition varies between 21 feet to 26 feet in height, to the top of the parapet wall. The exterior of the addition consists of stucco and will be painted to match the existing building. All rooftop mounted equipment will be screened from the right-of-way and public view by parapet walls. The addition to the southwest elevation of the building measures between 21 feet to 32 feet in height to the top of the parapet wall. The exterior of the building addition consists of concrete tilt-up paneling with an aluminum storefront window system.

Floor Plans

The plans depict 69,900 square feet of office space, 20,882 square feet of office/warehouse space, and 38,118 square feet designated for a recreational facility. The recreational facility will be expanded by an additional 17,010 square feet consisting of a proposed lobby, restroom facilities, concession area with kitchen, and food and beverage storage. The proposed recreational facility will contain a maximum of 1,000 seats.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates a portion of the UFC Apex, which is an annex to the UFC Headquarters located on a nearby property, would be used as a recreational facility for future events, such as UFC fights, concerts, music events, galas with food and beverage. The facility will have a new concession/snack bar, food service, and a souvenir shop. It will congregate up to 1,000 people within the event area, with seating that will not be fixed at all times, to allow the space to be used in different configurations, including when renting the facility. The facility operators will serve food and beverages including alcohol to the public, sell tickets, and other related retail activity.

The applicant states the new recreational facility use will require additional parking. During the first phase of the project, the UFC will be using the existing parking of its headquarters facility on the property to the west, and shuttle people to the event happening at the UFC Apex. These events will happen after the UFC headquarters business hours and will not interfere with employee parking. A portion of the UFC headquarters has not been built; therefore, there is already excess parking for that facility. The required parking for the UFC Apex and its addition is 562 parking spaces where only 371 parking spaces are provided, which means the subject property is deficient by 191 parking spaces. The required parking for the UFC Headquarters is 707 parking spaces but 887 parking spaces have been provided, which means the UFC Headquarters property has a surplus of 180 parking spaces. When the second phase of the project gets underway, a new parking lot will be constructed on parts of property APN 176-02-511-013 to the east of the UFC Apex. When the C-2 zoned property APN 176-02-511-013 is developed into a parking lot during Phase 2 of construction, a 15 foot landscape area with a detached sidewalk along Rafael Rivera Way adjacent to the south property line will be required by Public Works. A waiver of development standards is being requested to provide an attached 5 foot sidewalk matching the existing one, between the UFC Apex property and Jones Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0480	Motion picture production studio and on-premises consumption of alcohol	Approved by PC	December 2020
ADR-19-900738	Emergency generator in conjunction with an office/warehouse building	Approved by ZA	November 2019
ADR-19-900108	Motion picture production studio and parking lot landscaping	Approved by ZA	March 2019
ZC-0286-15	Reclassified the western portion of the site (APN 176-02-501-022) to M-D zoning for an office building, motion picture production/studio, and a warehouse	Approved by BCC	June 2015
ZC-0495-14	Reclassified a 0.4 acre portion of the project site to C-2 zoning for a future office building, the design review portion of this application - expired	Approved by BCC	August 2014

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0242-13	Comprehensive sign package in conjunction with an office/warehouse building	Approved by BCC	July 2013
DR-0003-13	Lighting in conjunction with an office/warehouse building	Approved by BCC	March 2013
VS-0225-12	Vacated and abandoned patent easements - recorded	Approved by PC	July 2012
ZC-0046-12	Reclassified the site to M-D zoning, use permit for offices as a principal use, and a design review for an office building	Approved by BCC	March 2012
ZC-0511-01	Reclassified 54 acres to C-2 zoning for an automobile sales complex with related uses	Approved by BCC	July 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2 & M-D	Warehouse, office, & undeveloped
South	Business Employment	R-E, M-D, & C-2	Undeveloped & vehicle sales facilities
East	Business Employment	R-E	Undeveloped
West	Business Employment	M-D	Undeveloped

* Immediately to the south is CC 215

** The site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

Staff finds that the proposed use complies with general goals and policies of the Master Plan which encourages land uses that are complementary and of similar scale and intensity. Recreational facilities in other parts of Clark County have shown to be appropriate and compatible with office/warehouse developments. Therefore, staff does not anticipate any adverse impacts from the recreational facility with accessory commercial uses. The proposed uses are compatible with the existing developments in the surrounding area and place no additional

demands on the site in terms of required parking, landscaping, or other design features. Therefore, staff can support this request.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff typically does not support requests to significantly reduce the required number of on-site parking spaces. However, staff finds the applicant has provided sufficient justification warranting a favorable recommendation based on the following parking data and information:

Phase One	Required Parking	Provided Parking	Surplus	Deficiency
Property				
UFC Headquarters (APN 176-02-501-022)	707	887	180	0
UFC Apex (APN 176-02-501-021)	562	371	0	191
Parking reduction = 191 – 180 = 11 parking spaces (a 2% reduction)				
Phase Two	Required Parking	Provided Parking	Surplus	Deficiency
UFC Apex (APN 176-02-501-021)	562	572	10	0

The on-site parking reduction on APN 176-02-501-021 will be temporary in nature as construction of the parking lot addition will commence immediately after the building expansion. The shuttle service for events provided between the 2 existing buildings, in conjunction with the surplus parking spaces located at the UFC headquarters building, provide mitigation to any impact the reduced parking may have on the surrounding properties and land uses. Therefore, staff can support this request.

Waiver of Development Standards #2

Staff can support the waiver request to permit the continuation of an attached sidewalk adjacent to Rafael Rivera Way in lieu of the required detached sidewalk. The proposed attached sidewalk will connect to an existing attached sidewalk along Rafael Rivera Way. A detached sidewalk would be impractical along this segment of Rafael Rivera Way; therefore, staff recommends approval.

Design Reviews

The intent of the CMA Design Overlay District is to encourage and promote a high quality level of development that produces a stable environment in harmony with existing and future developments and protects the use and enjoyment of neighboring properties. Staff finds the design of proposed elevations break-up the mass of the building through height variations and articulation. The design of the building addition is compatible with, and complementary to, the existing on-site building and the office building to the west. The layout of the proposed parking

lot is functional, and the overall design of the site is compatible with the surrounding commercial and industrial developments. Parking lot landscaping, consisting of 24 inch box trees, is equitably distributed throughout the interior of the project site; therefore, staff can support these requests.

Public Works - Development Review

Waiver of Development Standards #3

A site redesign would allow both driveways off El Camino Road to meet the minimum throat depth standards. The site offers enough room for the required throat depth without compromising the overall site design; therefore, staff cannot support this self-imposed hardship.

Staff Recommendation

Approval of the use permit, waivers of development standards #1 and #2, and the design reviews; denial of waiver of development standards #3.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements shall be required adjacent to APN 176-02-501-012 with future development as determined by Public Works;
- Right-of-way dedication to include any necessary portions of Rafael Rivera Way and any spandrels;
- Coordinate with Public Works - Director's Office for the Beltway Frontage Road improvement project;

- Dedicate any right-of-way and easements necessary for the Beltway Frontage Road improvement project;
- 30 days to submit a Separate Document to the Map Team for any required right-of-way dedications and any corresponding easements for the Beltway Frontage Road improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Beltway Frontage Road improvement project;
- Vacate any unnecessary rights-of-way and/or easements.
- Applicant is advised that off-site improvement permits may be required.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval of the use permit, waivers of development standards #1 and #2, and the design reviews; denial of waiver of development standards #3.

APPROVALS:

PROTESTS:

APPLICANT: CRISCI BUILDERS

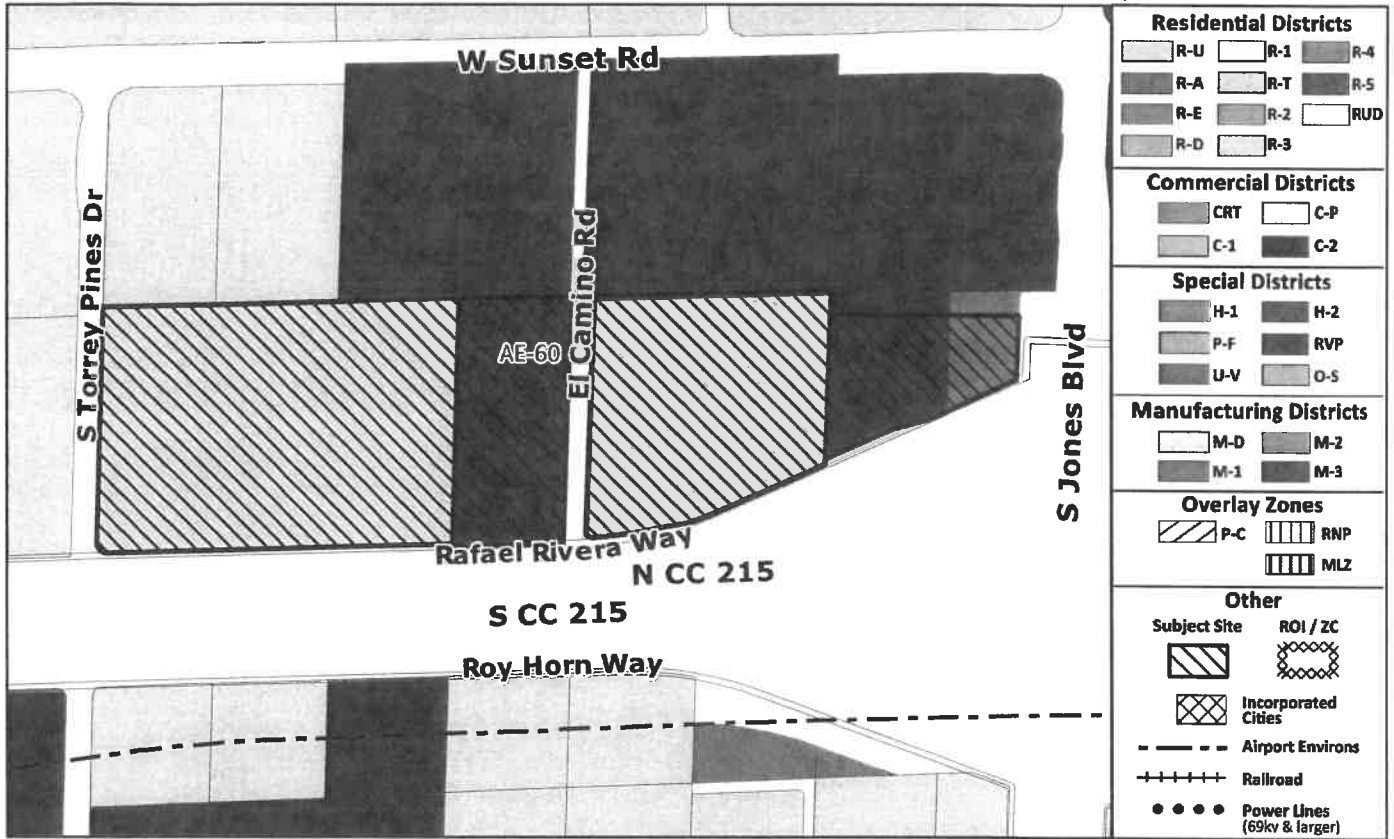
CONTACT: FRANCOIS BENOIT, CREATIVE DESIGN ARCHITECTURE, 1855 VILLAGE CENTER CIRCLE, LAS VEGAS, NV 89134

Commission Agenda Map

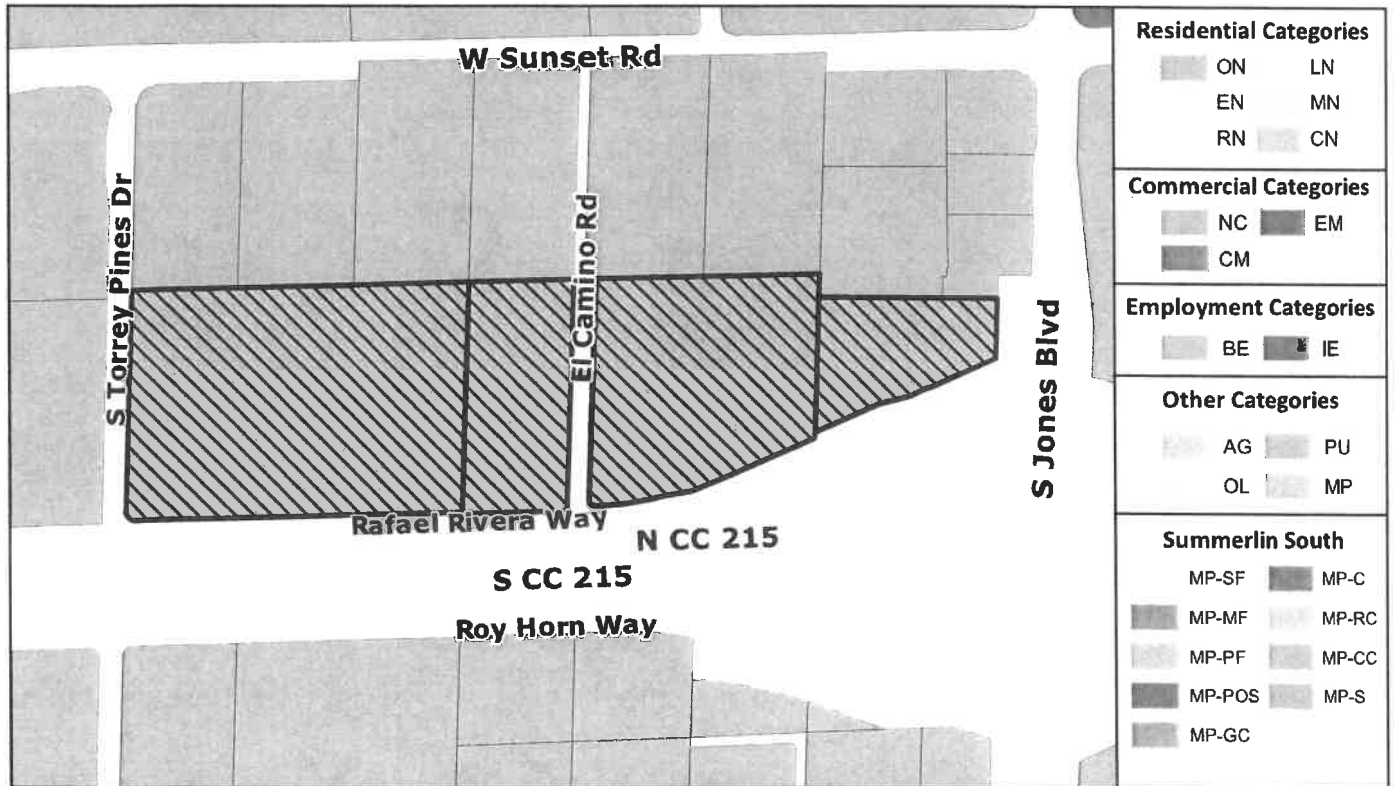
UC-21-0725

Clark County Department of Comprehensive Planning, Clark County, Nevada

ZONING



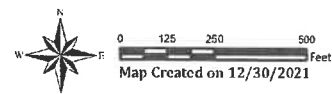
PLANNED LAND USE



This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

Subject Parcel(s)
 17602501012
 17602501021
 17602511013

See complete list on file





Department of Comprehensive Planning

500 S Grand Central Pkwy • Box 551741 • Las Vegas NV 89155-1741
(702) 455-4314 • Fax (702) 455-3271

Nancy A. Amundsen, Director

NOTICE OF FINAL ACTION

February 14, 2022

FRANCOIS BENOIT
CREATIVE DESIGN ARCHITECTURE
1855 VILLAGE CENTER CIRCLE
LAS VEGAS, NV 89134

REFERENCE: UC-21-0725

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and NRS 278.3195, which starts the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of February 02, 2022 and was APPROVED subject to the conditions listed below. You will be required to comply with all conditions prior to the issuance of a building permit or a business license, whichever occurs first.

Time limits to commence, complete or review this approval, apply only to this specific application. A property may have several approved applications on it with each having its own expiration date. It is the applicant's responsibility to keep the application current.

CONDITIONS OF APPROVAL -

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements shall be required adjacent to APN 176-02-501-012 with future development as determined by Public Works;

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair • JUSTIN C. JONES, Vice Chair
MICHAEL NAFT • MARILYN KIRKPATRICK • TUCK SEGERBLOM • ROSS MILLER • WILLIAM MCCURDY II
YOLANDA T. KING, County Manager



Department of Comprehensive Planning

500 S Grand Central Pkwy • Box 551741 • Las Vegas NV 89155-1741
(702) 455-4314 • Fax (702) 455-3271

Nancy A. Amundsen, Director

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- Right-of-way dedication to include any necessary portions of Rafael Rivera Way and any spandrels;
 - Coordinate with Public Works - Director's Office for the Beltway Frontage Road improvement project;
 - Dedicate any right-of-way and easements necessary for the Beltway Frontage Road improvement project;
 - 30 days to submit a Separate Document to the Map Team for any required right-of-way dedications and any corresponding easements for the Beltway Frontage Road improvement project;
 - 90 days to record required right-of-way dedications and any corresponding easements for the Beltway Frontage Road improvement project;
 - Vacate any unnecessary rights-of-way and/or easements.
 - Applicant is advised that off-site improvement permits may be required.
- WAIVER OF DEVELOPMENT STANDARDS #3A WAS WITHDRAWN.**

BOARD OF COUNTY COMMISSIONERS

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