



Winchester Town Advisory Board

October 9, 2018

MINUTES

Board Members:	Kenneth Dayton – Chair – PRESENT Judith Siegel – Vice Chair – PRESENT Robert O. Mikes, Jr. – PRESENT	John Delibos – EXCUSED Roxana Valladeres - PRESENT
Secretary:	Tamara Williams (702) 455-0560 TGW@ClarkCountyNV.gov	
Town Liaison:	Tamara Williams (702) 455-0560 TGW@ClarkCountyNV.gov	
Planner:	Lorna Phegley	

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:00 p.m.

II. Public Comment
None

III. Approval of September 25, 2018 minutes

Moved by: Ken Dayton
Action: Approved subject minutes as recommended
Vote: 4-0/ Unanimous
Voting Aye: Ken Dayton, Robert O. Mikes, Jr., Judith Siegel and Roxana Valladeres
Voting Nay: None

Approval of Agenda for October 9, 2018 agenda with the change to move Planning & Zoning item #3 to be heard first

Moved by: Ken Dayton
Action: Approved
Vote: 4-0/ Unanimous
Voting Aye: Ken Dayton, Robert O. Mikes, Jr., Judith Siegel and Roxana Valladeres
Voting Nay: None

IV. Informational Items

1. Announcement of upcoming neighborhood meetings and County or community meetings and events. (For discussion)
Tamara Williams announced applications are available until Tuesday, November 13, 2018

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager

for appointments by the Board of County Commissioners to serve on the Winchester TAB for a two-year term beginning January 2019.

V. Planning & Zoning

I. Planning & Zoning

11/06/18 PC

1. **UC-18-0748-LEONARDI PROPERTIES:**

USE PERMIT for personal services (tanning salon) within an existing commercial and industrial complex on 1.5 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the west side of Sammy Davis Jr Drive, 750 feet south of Circus Circus Drive within Winchester. CG/rk/ja (For possible action)

Moved by: Ken Dayton

Action: Approved with staff conditions

Vote: 4-0/ Unanimous

Voting Aye: Ken Dayton, Robert O. Mikes, Jr., Judith Siegel and Roxana Valladeres

Voting Nay: None

2. **WS-18-0747-CASA VEGAS APARTMENT HOMES:**

WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing condominium development on 15.3 acres in an R-4 (Multiple Family Residential - High Density) (AE-60) Zone in the MUD-4 Overlay District. Generally located on the south side of Vegas Valley Drive and the east side of Casa Vegas Street within Winchester. CG/pb/ja (For possible action)

Moved by: Robert O. Mikes

Action: Approved with staff conditions

Vote: 4-0/ Unanimous

Voting Aye: Ken Dayton, Robert O. Mikes, Jr., Judith Siegel and Roxana Valladeres

Voting Nay: None

11/07/18 BCC

3. **ZC-18-0732-CIRCUS CIRCUS CASINOS, INC.:**

ZONE CHANGE to reclassify 44.2 acres from RVP (Recreational Vehicle Park) Zone, C-2 (General Commercial) Zone, and H-1 (Limited Resort and Apartment) Zone to H-1 (Limited Resort and Apartment) Zone.

USE PERMITS for the following: **1)** a convenience store; **2)** alcohol sales, liquor - packaged only; and **3)** deviations as shown per plans on file.

DEVIATIONS for the following: **1)** deviations to development standards for existing developments; and **2)** all other deviations as depicted per plans on file in conjunction with an existing resort hotel (Circus Circus) in the MUD-1 Overlay District. Generally located on the east

side of Sammy Davis Jr Drive and the north side of Circus Drive within Winchester (description on file). CG/gc/ja (For possible action)

Moved by: Ken Dayton

Action: Approved with staff conditions.

Vote: 4-0/ Unanimous

Voting Aye: Ken Dayton, Robert O. Mikes, Jr., Judith Siegel and Roxana Valladeres

Voting Nay: None

- VI. General Business
None.
- VII. Public Comment
Roxana Valladares announced that there is a New Friends of Winchester meeting on Wednesday, October 10 at 5:30 p.m. and invited the public to attend.
- VIII. Next Meeting Date
The next regular meeting will be on Tuesday, October 30, 2018
- IX. Adjournment
- X. **The meeting was adjourned at 6:24 p.m.**

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., OCTOBER 30, 2018**

11/20/18 PC

1. **TM-18-500186-SAHARA TOWNE SQUARE, LLC:**
TENTATIVE MAP consisting of 1 lot on 1.5 acres in C-2 (Commercial General) zone. Generally located on the south side of Sahara Avenue and the east side of Maryland Parkway within Winchester. CG/jvm/ja (For possible action)
2. **TM-18-500187-SAHARA TOWNE SQUARE, LLC:**
TENTATIVE MAP consisting of 1 lot on 9.3 acres in C-2 (Commercial General) zone. Generally located on the east side of Maryland Parkway, approximately 320 feet south of Sahara Avenue within Winchester. CG/jvm/ja (For possible action)

11/20/18 BCC

3. **UC-18-0753-305CCD, LLC:**
USE PERMITS for 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 in the MUD-1 Overlay District. Generally located on the south side of Convention Center Drive and the west side of Debbie Reynolds Drive within Winchester. CG/md/ja (For possible action)
4. **UC-18-0784-WESTWYNN, LLC:**
USE PERMIT for a temporary parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; and **2)** alternative parking lot design and layout.
DESIGN REVIEW for a temporary parking lot on a 7.3 acre portion of 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Fashion Show Drive, 850 feet west of Las Vegas Boulevard South within Winchester and Paradise. CG/al/ja (For possible action)

5. **WC-18-400219 (WS-0104-17)-GVISHLV OWNER, LLC:**
WAIVER OF CONDITIONS of a waiver of development standards requiring the following: **1)** until 2 years to commence and review; **2)** no overlapping of events for the east and south signs which may not be displayed at the same time; **3)** maximum duration of sign to correspond with the event advertised which shall be no longer than 10 days with a maximum of 6 events per year; and **4)** signs to be removed immediately after each event ends on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. CG/tk/ja (For possible action)

6. **WC-18-400220 (WS-0724-17)-GVISHLV OWNER, LLC:**
WAIVERS OF CONDITIONS of a waiver of development standards requiring the following: **1)** until April 5, 2019 to commence and review to coincide with WS-0528-12 (AR-0131-17) and WS-0104-17; **2)** sign to be used in conjunction with either the south or east signs which may not be displayed at the same time; **3)** maximum duration of sign to correspond with the event advertised which shall be no longer than 10 days with a maximum of 6 events per year; and **4)** signs to be removed immediately after each event ends on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. CG/tk/ja (For possible action)

7. **WC-18-400222 (WS-0528-12 (AR-0131-17))-GVISHLV OWNER, LLC:**
WAIVER OF CONDITIONS of a review of a waiver of development standards requiring until April 5, 2019 to review as a public hearing to coincide with WS-0104-17 and WS-0724-17 on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Paradise Road, 260 feet south of Elvis Presley Boulevard within Winchester. CG/tk/ja (For possible action)

11/20/18 PC AGENDA SHEET

SAHARA TOWNE SQUARE
(TITLE 30)

SAHARA AVE/MARYLAND PKWY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-18-500186-SAHARA TOWNE SQUARE, LLC:

TENTATIVE MAP consisting of 1 lot on 1.5 acres in C-2 (Commercial General) zone.

Generally located on the south side of Sahara Avenue and the east side of Maryland Parkway within Winchester. CG/jvm/ja (For possible action)

RELATED INFORMATION:

APN:

162-11-101-001

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2520 S. Maryland Parkway
- Site Acreage: 1.5
- Number of Lots/Units: 1
- Project Type: Commercial subdivision

This request is to create a 1 lot commercial subdivision. The subject parcel and associated existing shopping center have access from Sahara Avenue and have internal cross access with the parcel to the south.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0405-17	Retail marijuana	Approved by BCC	June 2017
WS-0273-15	Increased wall sign area with a design review for a wall sign	Approved by BCC	June 2015
UC-0271-14	Medical marijuana establishment (dispensary)	Approved by BCC	June 2014
AC-035-87	Architectural redesign of the shopping center	Approved by PC	March 1987
ZC-169-85	Reclassified 16.4 acres from R-1 to C-2 zoning for a shopping center	Approved by BCC	September 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1 & R-2	Convenience store, shopping center, & single family residential development
South	Commercial General & Residential Urban Center (from 18 du/ac to 32 du/ac)	C-2 & R-4	Shopping center & multiple family residential development
East	Commercial General & Residential Urban Center (from 18 du/ac to 32 du/ac)	C-2, R-4, & R-5	Shopping center & multiple family residential development
West	Commercial General	C-2	Shopping center

Related Applications

Application Number	Request
TM-18-500187	A tentative map for a 1 lot commercial subdivision is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- No comment.

Current Planning Division - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAN LOERA

CONTACT: ACTUS, 3203 E. WARM SPRINGS BLVD, STE 400, LAS VEGAS, NV 89120

DRAFT

11/20/18 PC AGENDA SHEET

SAHARA TOWNE SQUARE II
(TITLE 30)

MARYLAND PKWY/SAHARA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-18-500187-SAHARA TOWNE SQUARE, LLC:

TENTATIVE MAP consisting of 1 lot on 9.3 acres in C-2 (Commercial General) zone.

Generally located on the east side of Maryland Parkway, approximately 320 feet south of Sahara Avenue within Winchester. CG/jvm/ja (For possible action)

RELATED INFORMATION:

APN:

162-11-101-005

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2670 S Maryland Parkway
- Site Acreage: 9.3
- Number of Lots/Units: 1
- Project Type: Commercial subdivision

This request is to create a 1 lot commercial subdivision. The subject parcel and associated existing shopping center have access from Maryland Parkway and have internal cross access with the parcel to the north.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0405-17	Retail marijuana	Approved by BCC	June 2017
WS-0273-15	Waived increase in wall sign area with a design review for a wall sign	Approved by BCC	June 2015
UC-0271-14	Medical marijuana establishment (dispensary)	Approved by BCC	June 2014
AC-035-87	Architectural redesign of the shopping center	Approved by PC	March 1987
ZC-169-85	Reclassified 16.4 acres from R-1 to C-2 zoning for a shopping center	Approved by BCC	September 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1 & R-2	Convenience store, shopping center, & single family residential development
South	Commercial General & Residential Urban Center (from 18 du/ac to 32 du/ac)	C-2 & R-4	Shopping center & multiple family residential development
East	Commercial General & Residential Urban Center (from 18 du/ac to 32 du/ac)	C-2, R-4, & R-5	Shopping center & multiple family residential development
West	Commercial General	C-2	Shopping center

Related Applications

Application Number	Request
TM-18-500186	A tentative map for a 1 lot commercial subdivision is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- If required by the Regional Transportation Commission, provide a 5 foot by 50 foot bus shelter pad easement behind the sidewalk on the east side of Maryland Parkway, just north of Karen Avenue, for an existing transit stop.

Current Planning Division - Addressing

- No comment.

Building Department - Geotechnical

- The applicant is advised that a fault has been previously mapped on-site; new foundations that require a Geotechnical Investigation per Section 1803.2 of the Southern Nevada Building Code Amendments (SNBCA) will require an evaluation to address the potential for surface fault rupture per Appendix P of SNBCA; and that the evaluation could result in additional setback distances (no build zones) per SNBCA 1808.10.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SAHARA TOWNE SQUARE, LLC

CONTACT: ACTUS, 3203 E. WARM SPRINGS BLVD, STE 400, LAS VEGAS, NV 89120

DRAFT

HOTEL
(TITLE 30)

CONVENTION CENTER DR/DEBBIE REYNOLDS DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0753-305CCD, LLC:

USE PERMITS for 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 in the MUD-1 Overlay District.

Generally located on the south side of Convention Center Drive and the west side of Debbie Reynolds Drive within Winchester. CG/md/ja (For possible action)

RELATED INFORMATION:

APN:

162-09-805-015, 162-09-805-016

USE PERMITS:

1. 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.

10. Reduce the required separation between on-premises consumption of alcohol (supper clubs and taverns) to a residential use (multiple family) to 39 feet where a minimum distance of 200 feet is required per Table 30.44-1 (an 80.5% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 620 feet where a maximum height of 100 feet is permitted per Table 30.40-7 (a 520% increase).
2. Reduce height/setback ratio for a proposed day spa and medical office to 18 feet where 31 feet is required per Figure 30.56-4 (a 42% reduction).
3. Permit encroachment into airspace.
4. Reduce the side street (corner) setback along Debbie Reynolds Drive to zero feet where 20 feet is required per Table 30.40-3 (a 100% reduction).
5. Reduce the setback from a right-of-way (Debbie Reynolds Drive) to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
6. Reduce parking to 1,285 parking spaces where 2,265 parking spaces are required per Chapter 30.60 and Table 30.60-1 (a 43.3% reduction).
7. Reduce the number of loading spaces to 8 spaces where 20 spaces are required per Table 30.60-6.
8.
 - a. Reduce the approach distance for a proposed driveway on Convention Center Drive to 47 feet where a distance of 150 feet is required to Debbie Reynolds Drive is required per Uniform Standard Drawing 222.1 (a 68.7% reduction).
 - b. Reduce the approach distance for a proposed driveway on Convention Center Drive to 143 feet where a distance of 150 feet is required to Debbie Reynolds Drive is required per Uniform Standard Drawing 222.1 (a 4.7% reduction).
 - c. Reduce the approach distance for a proposed driveway on Debbie Reynolds Drive to 132 feet where a distance of 150 feet is required to Desert Inn Road (a 12% reduction).
9.
 - a. Reduce the throat depth for proposed driveways along Convention Center Drive to 5 feet where a minimum of 150 feet is the standard per Uniform Standard Drawing 222.1 (a 96.7% reduction).
 - b. Reduce the throat depth for proposed driveways along Debbie Reynolds Drive to 10 feet where a minimum of 150 feet is the standard per Uniform Standard Drawing 222.1 (a 93.4% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 305 Convention Center Drive
- Site Acreage: 6.1
- Project Type: Hotel
- Number of Stories: 45
- Number of Rooms: 720
- Building Height (feet): Up to 620

- Square Feet: 1,353,066 (hotel)/58,845(restaurants)/9,765 (outside dining)/52,245 (day spa/medical office)/612,190 (upper level and basement parking)
- Parking Required/Provided: 2,265/1,285

Site Plans

The plans depict a proposed 45 story hotel consisting of 720 rooms with an overall area measuring 1,353,066 square feet. The hotel features 680 guest rooms, in addition to 40 private convention/meeting rooms with kitchens (corporate suites) dispersed among the remaining top 10 floors of the hotel. The hotel is located on the northeastern portion of the project site and continues south along the Debbie Reynolds Drive frontage. A 1-way valet line measuring 24 feet in width is located along the north side of the hotel. A valet area consisting of 21 parking spaces is located along the east side of the hotel, adjacent to Debbie Reynolds Drive. The hotel porte-cochere is located on the northeast side of the hotel, with a 5 foot setback from Debbie Reynolds Drive. Immediately to the west of the hotel is a proposed 58,845 square foot restaurant district featuring outside dining and drinking areas. Six restaurants are proposed on the first level of the restaurant district and 4 restaurants are proposed on the second level of the district. The outside dining and drinking area, measuring 9,765 square feet, is located within a central courtyard area in the restaurant district, and is buffered from the multiple family development to the south by the restaurant buildings. Immediately to the south of the proposed hotel, adjacent to Desert Inn Road, is a proposed day spa with medical offices with an overall area measuring 52,245 square feet. The day spa with medical offices, with an overall height of 98 feet, is set back 18 feet from the property line where a 31 foot setback is required per the height/setback ratio. Subterranean parking is featured on 2 levels below the proposed hotel, consisting of 334,090 square feet, located underneath the hotel, restaurant district, day spa and medical offices. An above ground parking garage, consisting of 7 levels with an overall area of 332,500 square feet, is located along the south side of the hotel tower. The hotel also features a pool deck area consisting of 45,170 square feet that is located above the multi-tiered parking garage (affixed to the hotel), between the hotel tower and the day spa with medical offices. A restaurant is also featured within the pool deck area. The parking and pool deck area of the podium level is cantilevered at a height of 76 feet over the landscape area along Debbie Reynolds Drive, necessitating the request for a zero foot side street (corner) setback and zero foot setback from the public right-of-way. The portion of the garage below 76 feet is set back a minimum of 8.5 feet from Debbie Reynolds Drive. The project requires 2,265 parking spaces where 1,285 parking spaces are provided within the garage, except for the valet spaces. Twenty loading spaces are required for the proposed development where 8 loading spaces are provided. Five loading spaces are located within the subterranean parking garage, immediately below the above ground restaurant district. Three loading spaces are provided immediately adjacent to the first floor storage area located at south end of the hotel. Bicycle parking spaces are provided at the northwest corner of the restaurant district, along Convention Center Drive. Access to the project site is provided via 4 proposed commercial driveways along Convention Center Drive. Driveways #2, #3, and #4, as depicted along Convention Center Drive, feature throat depths measuring 36 feet, 18 feet, and 5 feet respectively. Additional access to the proposed development is granted via 2 proposed commercial driveways along Debbie Reynolds Drive. Driveways #5 and #6, as depicted along Debbie Reynolds Drive, feature throat depths measuring 10 feet and 12 feet, respectively. Decorative paving is featured along the proposed commercial driveways adjacent to Convention Center Drive and Debbie Reynolds Drive.

Landscaping

A landscape area ranging between 20 feet to 38 feet in width, with a 10 foot wide detached sidewalk, is located along Convention Center Drive. An 8.5 foot wide landscape area with a 5 foot wide detached sidewalk is provided along Debbie Reynolds Drive. A proposed 20 foot wide landscape area is located behind an existing 5 foot wide attached sidewalk adjacent to Desert Inn Road. Trees are evenly dispersed within the landscape areas along Convention Center Drive, Debbie Reynolds Drive, and Desert Inn Road. A 10 foot wide intense landscape buffer with large evergreen trees, including a 6 foot high decorative block wall, is located along the south and west property lines of the project site. A landscape buffer ranging between 3.5 feet to 9 feet is located along the northwest property line of the project site.

Elevations

The plans depict a proposed hotel with a maximum height up to 620 feet. The design of the hotel features an exterior composed of a non-reflective glass curtainwall system, accented with painted white stucco, aluminum panels and recessed LED lighting. The day spa and medical office mid-rise building is 98 feet high. The mid-rise commercial area, containing retail areas, restaurants, and offices is 55 feet high. The parking podium is 97 feet high with subterranean levels and back of house areas. The parking and pool deck cantilevers at a height of 76 feet over the landscape area along Debbie Reynolds Drive. The building materials for the high-rise portion of the hotel in this area consist of white stucco with stone, wood, glass, metal materials with complementary architectural features and accents. The porte-cochere is 55 feet in height and is positioned at an angle at the intersection of Convention Center Drive and Debbie Reynolds Drive. The porte-cochere consists of painted white stucco, stone, wood and metal to replicate the design elements of the tower and mid-rise portions of the building. Various water features and a wide landscape area featuring trees growing out of the structure are depicted on the elevation.

Floor Plans

The plans depict a variety of hotel room sizes measuring between 570 square feet to 685 square feet in area. The hotel suites range between 870 square feet to 1,070 square feet. The remaining top 10 floors of the hotel consist of private convention/meeting rooms measuring 4,635 square feet each. The floor plans for the podium level of the hotel consist of 20,540 square feet for restaurant space, 39,600 square feet for convention/meeting facilities, and 94,051 square feet for lobby areas, offices, and back of house operations. The day spa and medical office building consists of 2 floors with a total area of 52,245 square feet. The first floor of building features a retail area, reception area, 2 salons, and a back of house operations area. The second floor of the building features 3 day spa areas, an office, and miscellaneous rooms. The restaurant district totals 58,845 square feet and features 2 levels. Six restaurants are proposed on the first level of the restaurant district and 4 restaurants are proposed on the second level of the district. The outside dining and drinking area, measuring 9,765 square feet, is located within a central courtyard area in the restaurant district. Subterranean parking is featured on 2 levels below the proposed hotel, consisting of 334,090 square feet. An above ground parking garage, consisting of 7 levels with an overall area of 332,500 square feet, is located along the south side of the hotel tower.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the waivers of development standards for the setbacks along Debbie Reynolds Drive are necessary because of the narrow width of the property in this area. The narrowness of the parcel makes it difficult to design a project that can meet Code standards while making optimum use of the property. Additionally, the landscaping provided complies with regular standards in this area which will act as an adequate buffer to the adjacent development. The setback reductions along Debbie Reynolds Drive are also to accommodate the parking garage and pool deck. The changes to the setbacks were required to accommodate Fire Department requirements for the parking ramps, ceiling depth of the parking levels and the depth of the pool which necessitated these waivers. This also helped create a wider area for the pool deck/amenity deck for future guests. The cantilever for the pool area over the landscape area provides a reverse stair architectural design that reduces the blank face of the building and enhances this portion of the building along Debbie Reynolds Drive. The setback requested is at a height of 76 feet and will not impact the street/pedestrian level in this area. The height/setback ratio waiver request is for the day spa and medical offices located along Desert Inn Road. The waiver request is to add an enhanced architectural dimension to the building along the street frontage. The setback requested is also at a height of 76 feet and will also not impact the street/pedestrian level in this area.

The reduction to the separation requirement between on-premises consumption of alcohol establishments (taverns and supper clubs) and the residential use will not materially impact the existing residential use to the south, because the taverns and supper clubs are all within an enclosed building that faces Convention Center Drive; therefore, per pedestrian walking distance from the door of the uses to the residential use, the separation distance is more than the required 200 feet. Therefore, the proposed uses will not negatively impact the residential use.

The project is in close proximity to Las Vegas Boulevard South, the existing and planned expansion to the Convention Center and is within the Resort Corridor. Therefore, most guests will not drive to the location, but will rather arrive or be dropped off with other modes of transportation such as taxis and ride-share programs. Guests will also walk to the Convention Center and other areas of the resort corridor using the previously mentioned modes of transportation. Other guests will also meet onsite in their private convention/meeting spaces. Therefore, the requested parking reduction is appropriate and will achieve the intent of the Code to minimize parking in the resort corridor and the MUD-1 Overlay District whenever possible. Additionally, the reduction in parking is because of site modifications required to accommodate Fire Department requirements for the parking ramps and ceiling depth of the parking levels.

The reduced throat depth requirements for driveway #2 (Convention Center Drive), as depicted on the site plan, is requested as the driveway is configured as a one-way entry only, and all traffic circulates in a counter clockwise direction and there is no opposing or cross-traffic with vehicles from entering the public right-of-way. The reduced throat depth will tunnel vehicles to the sublevel parking areas to contain the on-site valet operations. The reduced throat depth for driveway #3 (Convention Center Drive) is requested as the driveway is configured as a one-way

exit only with all traffic circulating in a counter clockwise direction toward this point. As this driveway is an exit only, the reduced throat depth will result in no impact on the public right-of-way, due to the absence of vehicles making turn movements from Convention Center Drive into the site at this location. The reduced throat depth is requested to tunnel vehicles to the sublevel parking areas to contain valet operations onsite. The reduced approach distance for driveway #4 (Convention Center Drive) is requested due to the L-shaped configuration of the parcel which minimizes the potential placement of driveways on the site in relation to the site design and operations. Moving this driveway access to the west will result in combining the porte-cochere operations of the restaurants and the hotel which given the lack of depth in this area will significantly impact the site and the location of the building. The request also reduces the throat depth from 150 feet to 5 feet. This driveway is configured as a one-way entry only and serves the porte-cochere. The placement of the structure is constrained by the L-shape of the parcel, therefore, providing the required throat depth in this area will result in the porte-cochere being shifted further south toward the narrowest portion of the parcel where circulation and storage requirements cannot be met per the Uniform Standard Drawing requirements.

The reduced throat depth requirements for driveway #5 (Debbie Reynolds Drive), as depicted on the site plan, is requested due to minimal property depth of 46 feet which results in the placement of the garage ramp closer to the public right-of-way. The reduction is also required to contain the valet operations within the site from the porte-cochere. The reduced approach distance for driveway #6 (Debbie Reynolds Drive) is requested due to the L-shape of the parcel which minimizes the potential placement of the driveways on the site in relation to the site design and operations. Shifting the driveway to the north will result in an impact on the parking ramp design and to the parking levels above which could result in further parking reductions or additional levels of parking being required. A throat depth waiver is also necessary for driveway #6 as the depth of the property is approximately 146 feet, which is very narrow and is insufficient to provide the required throat depth at this location. The operations of the medical spa and hotel, loading facilities and access to the parking garage are required from this driveway, such as the throat depth needs to be reduced to provide the required loading locations and location for the garage ramp to the upper levels of the garage within the podium structure.

Although this project is not a mixed-use as defined by Title 30, a concerted effort was made with the design to incorporate many of the design elements of the mixed use regulations. This project is located within the resort corridor and the design complies with the goals and policies outlined in the Comprehensive Master Plan. As designed and proposed, the project is appropriate and compatible with existing, approved, and future uses in the area. Any water features will comply with Code requirements when the Administrative Design Review application is submitted in the future.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1434-07	Resort hotel/casino – expired	Approved by BCC	January 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities and Commercial Tourist	H-1 and P-F	Undeveloped, convention facilities & parking lot (under construction)
South & West	Commercial Tourist	H-1	Multiple family development (condominiums), golf course, and office complex
East	Commercial Tourist	H-1	Multiple family development (condominiums), hotels, & 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.

Use Permit #1

The proposed hotel, in addition to the various associated commercial uses, is defined as a High Impact Project (HIP) as it will generate 8,000 or greater average daily trips, as defined by the Institute of Transportation Engineers. The purpose of the Limited Resort and Apartment District is to provide for the development of gaming enterprises, compatible commercial, and mixed commercial and residential uses, and to prohibit the development of incompatible uses that are detrimental to gaming enterprises. The Commercial Tourist land use category within the Winchester/Paradise Land Use Plan designates areas for commercial establishments that primarily cater to tourists. The predominant land uses include casinos, resorts, hotels, motels (greater than 3 stories), time shared condominiums, amusement or theme parks. The northwestern portion of the site is also located within the Las Vegas Boulevard Gaming Corridor. Areas with a planned land use designation of Commercial Tourist that are located within the Gaming Corridor and the MUD-1 Overlay District are typically appropriate for the location of HIPs. The HIP includes 680 hotel rooms with an additional 40 rooms allocated for convention facilities with meeting rooms. A multitude of commercial uses are provided in conjunction with the proposed hotel including, but not limited to, retail uses, restaurants, and a day spa with medical offices. The proposed hotel and associated commercial uses comply with Commercial Policy 81 from the Comprehensive Master Plan and Winchester/Paradise Specific Policy 8 which encourages a diversity of land uses within multi-storied structures. Commercial Policy 85 encourages the physical and functional integration of surrounding buildings, existing and/or proposed pedestrian paths, trails, and streets in accordance with Mixed Use District requirements when considering the locations of buildings on the site. A landscape area ranging

between 20 feet to 38 feet in width, with a 10 foot wide detached sidewalk, is located along Convention Center Drive. The proposed landscape area, including the detached sidewalk, is consistent with the approved plans for the Convention Center to the north and the pedestrian realm within the surrounding area.

Although the HIP request complies with several policies from the Comprehensive Master Plan, and is located within an appropriate Overlay District, numerous waivers of development standards are being requested for the proposed project, including increased building height and a reduction to on-site parking. Staff is not supporting the majority of these waiver requests, as detailed within the forthcoming paragraphs below; and therefore, does not support the request for a HIP project at this location.

Use Permits #2 through #9

The proposed uses associated with the hotel are consistent and compatible with the surrounding land uses and properties and the area's planned land use of Commercial Tourist. Retail uses, restaurants with outside dining and drinking, taverns, supper clubs, and service bars are common amenities associated with both gaming and non-gaming hotels located within the Gaming Corridor and the MUD-1 Overlay District. The proposed day spa with medical offices provides additional amenities to the patrons of the hotel. Commercial Policy 81 from the Comprehensive Master Plan and Winchester/Paradise Specific Policy 8 encourage a diversity of land uses within multi-storied structures. The proposed commercial uses are either located within the hotel or located immediately adjacent to the hotel, complying with the aforementioned policy. Staff finds the proposed uses should not have a negative or detrimental impact on the surrounding properties. Therefore, staff recommends approval.

Use Permit #10

The reduction to the separation requirement between the on-premises consumption of alcohol uses and the residential uses to the south should have minimal impact on the existing multiple family development. A 10 foot wide intense landscape buffer, with an existing 6 foot high CMU block wall, is proposed along the south property line adjacent to the residential development to mitigate the separation reduction request. Therefore, staff recommends approval.

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

Urban Specific Policy 19 states scale relationships between buildings and adjacent developments should carefully be considered. Varying building height, breaking up the mass of a building, and shifting building placement can provide appropriate transitions between differing building scales and intensities. Building heights should be transitioned so any structure adjacent to a residential use is of similar height. Building heights should also vary within a development with lower

building heights adjacent to streets and surrounding residential uses to reduce the perceived mass of buildings. The existing multiple family (condominiums) building located at the northeast corner of Desert Inn Road and Debbie Reynolds Drive was approved at a height of 268 feet. The hotel immediately to the east of the project site, across Debbie Reynolds Drive, was approved at a height of 185 feet. The office building immediately to the west of the project site was approved for an overall height of 135 feet. The nearest resort hotel (Wynn), located over 1,000 feet to the southwest of the project site, was approved for an overall height exceeding 600 feet. The proposed hotel is located 1,400 feet east from Las Vegas Boulevard South, and is only partially located within the Gaming Corridor. The multiple family development (condominiums) to the south and west of the project consist of 2 stories. Staff finds the requested height increase to the proposed hotel is not compatible with the height of the surrounding commercial and multiple family buildings within the immediate area. The height of the proposed hotel also conflicts with Urban Specific Policy 19 from the Comprehensive Master Plan. Staff is concerned the proposed height increase could impact the surrounding commercial and multiple family uses; therefore, recommends denial of this request.

Waivers of Development Standards #2, #4, & #5

Staff finds the requests to reduce the height/setback ratio, side street (corner) setback, and right-of-way setback a self-imposed burden. Similar requests have been approved for projects along Las Vegas Boulevard South within the Gaming Corridor. However, the proposed development has no immediate frontage along Las Vegas Boulevard South and only a portion of the project site is located within the Gaming Corridor. Furthermore, the setback requests for the proposed development are incompatible with the abutting commercial and multiple family developments which are less intensive land uses. Staff finds the project site is being over-built; therefore, cannot support these requests.

Waiver of Development Standards #6

The intent of the parking and loading requirements is to establish regulations for the provision of safe and efficient parking and loading facilities in amounts sufficient to meet existing and/or proposed land uses in unincorporated Clark County. Staff is concerned the methodology utilized for the parking reduction analysis underestimates the number of required on-site parking spaces to satisfy the parking demand generated by the proposed development. According to information contained within the parking reduction analysis submitted to staff, the Institute of Traffic Engineers (ITE) data indicates similar hotel developments with commercial uses generate a demand of 1,721 parking spaces. The number of parking spaces is further reduced to 1,286 spaces by factoring in ground transportation data from an independent study that accounts for the number of out-of-town visitors arriving by air or ground transportation. Staff acknowledges the fact that out-of-town visitors utilize alternative modes of transportation such as ride-share programs, taxis, and public transit. However, the significant reduction to the required number of parking spaces may have an adverse and negative impact on the available on-site parking spaces serving the commercial properties to the east and west of the project site. The reduction to the required number of parking spaces is a self-imposed hardship; therefore, staff recommends denial of this request.

Waiver of Development Standards #7

Staff finds the reduction to the number of loading spaces should have minimal to no impact on the proposed hotel development. Five loading spaces are located within the subterranean parking garage, immediately below the above ground restaurant district. Three loading spaces are provided immediately adjacent to the first floor storage area located at south end of the hotel. The proposed number of loading spaces will adequately serve the hotel and the associated commercial uses; therefore, staff recommends approval.

Design Reviews

The proposed design of the hotel and associated commercial uses consist of contemporary architecture that is aesthetically pleasing and architecturally diverse, which is appropriate for the immediate area. The street landscape area along Convention Center Drive, which also includes a 10 foot wide detached sidewalk, complies with Urban Specific Policy 12 which encourage the development of detached sidewalks that exceed the 5 foot minimum requirement. Although the proposed project does comply with several of the goals and policies from the Comprehensive Master Plan, when the numerous waiver requests including reduced parking, reduced setbacks, and increased building height are taken into consideration, staff cannot support the proposed design as the site is being over built. The requested waivers of development standards are a self-imposed burden. The majority of the waiver requests can be eliminated, or significantly reduced, through the redesign of the site. Therefore, staff cannot support the design reviews.

Public Works - Development Review

Waivers of Development Standards #8 & #9

Staff finds the requested waivers for the driveway locations and throat depths to be excessive. While a portion of the site is narrow, design changes can be made to allow a similar layout while incorporating appropriate driveway throats. Similarly, the driveway locations can be rearranged and combined to provide less curb cuts and more space between the driveways and the street intersections. While staff is concerned with all of the driveways that do not comply with the standards, the one way ingress driveway on Convention Center Drive, closest to Debbie Reynolds Drive, presents the danger. With that driveway being so close to the intersection and to the exit driveway just to the west, staff finds that the potential for both vehicular and pedestrian conflicts is extreme. Staff's recommendation is for denial on both waiver 8 and 9, with specific concerns regarding waiver 8a for the easternmost driveway on Convention Center Drive.

Department of Aviation

Waiver of Development Standards #3

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration. Additionally, the development will penetrate the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace determination and the Department of Aviation has reviewed the determination.

Staff Recommendation

Approval of use permits #2 through #10, and waivers of development standards #3 and #7; and denial of use permit #1, waivers of development standards #1, #2, #4, #5, #6, #8, and #9, and the design reviews.

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:

- Enter into a Development Agreement with Clark County to mitigate impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners;
- As part of the Development Agreement or as a separate agreement, applicant shall enter into a Performance Agreement with Clark County. Performance Agreement to include a Decommissioning Plan, acceptable to the County, which specifies the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned with said plan to be submitted and approved prior to grading or building permits;
- Allow the following permits prior to the adoption of the Development Agreement and Performance Agreement. all grading, including excavation and underground utilities, construction below grade level, and structural first lift with initial foundation work and structures above grade;
- Bond or other form of security, acceptable to Clark County, shall be provided for the Performance Agreement and prior to approval of the grading permit;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; water features must comply with Chapter 30.64 and must be approved by an Administrative Design Review; 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;

- Right-of-way dedication to include the necessary right-of-way to accommodate a 55 foot wide street section for Debbie Reynolds Drive from back of sidewalk to back of sidewalk and associated spandrels;
- Commercial curb return driveways per Uniform Standard Drawings 222.1 and 225.
- Applicant is advised that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

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

Building Department - Fire Prevention

- No comment.

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 and reference POC Tracking #0575-2018 to obtain your POC exhibit; flow contributions exceeding CCWRD estimates may require another POC analysis; and that if any tiebacks that extend into the public right-of-way are proposed for use during construction, then no tiebacks shall be allowed to be placed over CCWRD public sewers located in the right-of-way.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LORENZO DOUMANI

CONTACT: JAY H. BROWN, 520 SOUTH FOURTH STREET, LAS VEGAS, NV 89101

DRAFT

TEMPORARY PARKING LOT
(TITLE 30)

FASHION SHOW DR/LAS VEGAS BLVD S

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0784-WESTWYNN, LLC:

USE PERMIT for a temporary parking lot.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) alternative parking lot design and layout.

DESIGN REVIEW for a temporary parking lot on a 7.3 acre portion of 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the north side of Fashion Show Drive, 850 feet west of Las Vegas Boulevard South within Winchester and Paradise. CG/al/ja (For possible action)

RELATED INFORMATION:

APN:

162-09-403-004; 162-16-101-009; 162-16-101-011

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Waive landscaping along Fashion Show Drive where landscaping per Figure 30.64-13 is required.
 - b. Waive parking lot landscaping where landscaping per Figure 30.64-14 is required.
 - c. Waive landscaping along Sammy Davis Jr Drive and Las Vegas Boulevard South where landscaping per Figure 30.64-17 is required.
2. Waive requirements for pedestrian walkways in conjunction with parking lots where required per Section 30.60.050.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Acreage: 7.3 acre portion of 34.6 acres
- Project Type: Temporary parking lot
- Parking Provided: 772

Site Plans & History

The plans depict an existing parking lot that was partially approved as an off-site parking lot for the Venetian Resort Hotel and has existed for many years. The existing parking lot was also used by the now demolished Frontier Hotel. The parking lot has 1 access driveway along Fashion Show Drive. The existing 772 parking spaces will function as excess/overflow parking for the holidays and special events at the Fashion Show Mall and the abutting hotels. The plan indicates that a portion of the site will be used as a ride-share queuing area.

Landscaping

No landscaping exists on-site or is proposed with this request.

Applicant's Justification

The applicant indicates that the existing parking lot was previously used by the Frontier Hotel. The parking lot will be used on a temporary basis for excess/overflow parking for the Fashion Show Mall and abutting hotels until such time as it is no longer needed, or the land owner decides to develop the land or cease the use.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0592	Similar request for a temporary parking lot on an adjacent parcel to the west	Approved by BCC	September 2018
AG-0744-16	Performance Agreement and Decommissioning Plan	Accepted by BCC	October 2016
UC-0045-15	Expand the Gaming Enterprise District in conjunction with an approved resort hotel (Alon)	Approved by BCC	April 2016
UC-0492-15	High impact project/resort hotel (Alon)	Approved by BCC	October 2015
UC-0491-15	Offices within an existing modular building	Approved by BCC	September 2015
UC-0013-12	Temporary offices within an existing modular building – expired	Approved by BCC	March 2012
UC-0471-11	Allowed an art gallery with retail sales and an outdoor display area – expired	Approved by PC	November 2011
UC-1378-07	A resort hotel (The Plaza) – expired	Approved by BCC	March 2008
DR-0944-06	A modular building for a temporary sales center in conjunction with Trump Tower	Approved by PC	August 2006
UC-1476-04	A temporary sales center in conjunction with Trump Tower – expired	Approved by BCC	September 2004
WS-1084-04	Application for a temporary off-site parking lot for the Venetian Resort Hotel – expired	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Resorts World Resort Hotel (under development)
South	Commercial Tourist	H-1	Fashion Show Mall
East	Commercial Tourist	H-1	Wynn & Encore Resort Hotels
West	Commercial General & Commercial Tourist	M-1 & H-1	Commercial developments, Trump Hotel & a parking lot

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 Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The existing parking lot has existed at this location for many years and has functioned without any adverse effects on contiguous properties. A similar request was approved for an adjacent parcel to the west (UC-18-0592). Staff can support a temporary parking lot at this location subject to a review to ensure the following: 1) additional improvements are not necessary in the future; 2) it is appropriate to continue the use; and/or 3) the use has ceased.

Waivers of Development Standards

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

Waivers of Development Standards & Design Review

Staff finds the waivers and design review are appropriate for a temporary parking lot. The waivers will not establish an undesirable precedent since the request is temporary and will provide for a reasonable use for the adjacent hotels and shopping center. This request will be subject to a review to determine any future, necessary improvements.

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

- 1 year to commence and review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FASHION SHOW

CONTACT: RACHEL COMMEFORD, FASHION SHOW MALL, 3200 S. LAS VEGAS BOULEVARD, SUITE 600, LAS VEGAS, NV 89109

WALL SIGN
(TITLE 30)

PARADISE RD/ELVIS PRESLEY BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-18-400219 (WS-0104-17)-GVISHLV OWNER, LLC:

WAIVER OF CONDITIONS of a waiver of development standards requiring the following: **1)** until 2 years to commence and review; **2)** no overlapping of events for the east and south signs which may not be displayed at the same time; **3)** maximum duration of sign to correspond with the event advertised which shall be no longer than 10 days with a maximum of 6 events per year; and **4)** signs to be removed immediately after each event ends on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

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

RELATED INFORMATION:

APN:

162-09-703-020

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

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

Site Plans

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

Signage

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

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

Previous Conditions of Approval

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

Current Planning

- 2 years to commence and review;
- No overlapping of events for the east and south signs which may not be displayed at the same time;
- Applicant to file a temporary use application for each signage event;
- Advertising limited to on-premises events;
- Maximum duration of signs to correspond with the event advertised which shall be no longer than 10 days with a maximum of 6 events per year;
- Signs to be removed immediately after each event ends.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Applicant’s Justification

The applicant states, this request is to amend the conditions of the original approval from WS-0724-17. In order to address the interests of the Turnberry residents to the north, and to allow advertising on the east, south and west sides of Springhill Suites, but not the north side of the property facing Turnberry Place.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0724-17	Increased wall sign area with a design review for a wall sign	Approved by BCC	April 2017
WS-0528-12 (ET-0121-14)	First extension of time to review vinyl wrap signs on the south façade subject to until October 17, 2017 to review	Approved by BCC	December 2014
WS-0528-12	Increased wall sign area for vinyl wrap signs totaling 29,921 square feet on the south façade	Approved by BCC	October 2012
DR-0733-08	Valet tandem parking in conjunction with an approved extended stay hotel	Approved by BCC	September 2008
WS-0225-08	Reduced drive aisle width in conjunction with a parking garage	Approved by the PC	April 2008
UC-0381-07	2 extended stay hotels of approximately 340 feet and 250 feet in height, a parking reduction to 500 spaces, & a reduction in the height/setback ratio from a street	Approved by BCC	June 2007
DR-1345-06	250 foot high hotel which was a redesign of the previously approved 298 foot high hotel – expired	Approved by PC	November 2006

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1849-05	Reduced parking, loading spaces, & the height setback ratio, with a design review for an extended stay hotel – expired	Approved by PC	February 2006

Surrounding Land Use

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

Application Number	Request
WC-18-400222 (WS-0528-12)	A waiver of conditions on a waiver of development standards and design review for an increase in the area of a temporary wall sign (south face) is a companion item on this agenda.
WC-18-400220 (WS-0724-17)	A waiver of conditions on a waiver development standards for an increase in wall sign area (west face) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Construction occurs all over the valley and at all times and may or may not negatively impact surrounding properties. Staff finds that basing this request on future construction in the area is not sufficient for altering these conditions of approval which were put in place to protect businesses and residences; therefore, staff cannot support this request.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning:

If approved:

- Until July 1, 2023 to commence and review;
- During the period of time from now until July 1, 2023, advertising shall not be allowed on the north side of the property facing Turnberry Place;
- Signs on the east, west and south sides of the building may be displayed concurrently;
- Maximum duration of signs to correspond with the event advertised which shall be no longer than 14 days with a maximum of 10 events per year;
- Signs to be removed promptly after each event ends.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: GVI SHLV OWNER, LLC

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

TEMPORARY WALL SIGNS
(TITLE 30)

PARADISE RD/ELVIS PRESLEY BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-18-400220 (WS-0724-17)-GVISHLV OWNER, LLC:

WAIVERS OF CONDITIONS of a waiver of development standards requiring the following: **1)** until April 5, 2019 to commence and review to coincide with WS-0528-12 (AR-0131-17) and WS-0104-17; **2)** sign to be used in conjunction with either the south or east signs which may not be displayed at the same time; **3)** maximum duration of sign to correspond with the event advertised which shall be no longer than 10 days with a maximum of 6 events per year; and **4)** signs to be removed immediately after each event ends on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

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

RELATED INFORMATION:

APN:

162-09-703-020 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

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

Site Plans

The approved plans depict an existing extended stay hotel (SpringHill Suites) on a 1.7 acre site. Access to the site is from Paradise Road.

Signage

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

Previous Conditions of Approval

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

Current Planning

- Until April 5, 2019 to commence and review to coincide with WS-0528-12 (AR-0131-17) and WS-0104-17;
- Sign to be used in conjunction with either the south or east signs which may not be displayed at the same time;
- Applicant to file a temporary use application for each signage event;
- Advertising limited to on-premises events;
- Maximum duration of sign to correspond with the event advertised which shall be no longer than 10 days with a maximum of 6 events per year;
- Signs to be removed immediately after each event ends.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Applicant’s Justification

The applicant states that this request is to modify the conditions from the original approval of WS-0724-17 in order to address the interests of the Turnberry residents to the north, and to allow for signage on the south, east, and west sides of the property but not on the north side facing Turnberry Place. Also, the applicant is concerned with the wording of “promptly” as they feel they might be held in violation of their land use approvals because of a sign being removed 2 days after the event.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0724-17	Increased wall sign area with design reviews for proposed wall sign	Approved by BCC	October 2017
WS-0104-17	Increased wall sign area for vinyl wrap sign totaling 9,500 square feet on the east façade – expires April 5, 2019	Approved by BCC	April 2017
WS-0528-12 (ET-0121-14)	First extension of time to review vinyl wrap signs on the south façade subject to until October 17, 2017 to review	Approved by BCC	December 2014
WS-0528-12	Increased wall sign area for vinyl wrap signs totaling 29,921 square feet on the south façade	Approved by BCC	October 2012
UC-0381-07	2 extended stay hotels	Approved by BCC	June 2007

Surrounding Land Use

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

Related Applications

Application Number	Request
WC-18-400222 (WS-0528-12)	A waiver of conditions on a waiver of development standards and design review for an increase in the area of a temporary wall sign (south face) is a companion item on this agenda.
WC-18-400219 (WS-0104-17)	A waiver of conditions on a waiver of development standards and design review for an increase in the area of a temporary wall sign (east face) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Construction occurs all over the valley and at all times and may or may not negatively impact surrounding properties. Staff finds that basing this request on future construction in the area is not sufficient for altering these conditions of approval which were put in place to protect businesses and residences. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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 CONDITONS:

Current Planning

If approved:

- Until July 1, 2023 to commence and review to coincide with WS-0528-12 (AR-0131-17) and WS-0104-17;

- During the period of time from now until July 1, 2023 advertising shall not be allowed on the north side of the property facing Turnberry Place;
- Signs on the east, west, and south sides of the building may be displayed concurrently;
- Maximum duration of signs to correspond with the event advertised which shall be no longer than 14 days with a maximum of 10 events per year;
- Signs to be removed promptly after each event ends.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: GVI SHLV OWNER, LLC

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

TEMPORARY WALL SIGNS
(TITLE 30)

PARADISE RD/ELVIS PRESELY BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-18-400222 (WS-0528-12 (AR-0131-17))-GVISHLV OWNER, LLC:

WAIVER OF CONDITIONS of a review of a waiver of development standards requiring until April 5, 2019 to review as a public hearing to coincide with WS-0104-17 and WS-0724-17 on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the west side of Paradise Road, 260 feet south of Elvis Presley Boulevard within Winchester. CG/tk/ja (For possible action)

RELATED INFORMATION:

APN:

162-09-703-020 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 2989 Paradise Road
- Site Acreage: 1.7 (portion)
- Project Type: 2 temporary wall signs
- Total Area for Wall Signs: 29,921 square feet

Site Plans

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

Signage & Elevations

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

Previous Conditions of Approval

Listed below are the approved conditions for WS-0528-12 (AR-0131-17):

Current Planning

- Until April 5, 2019 to review as a public hearing to coincide with WS-0104-17 and WS-0724-17.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

Current Planning

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

Building/Fire Prevention

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

Listed below are the approved conditions for WS-0528-12:

Current Planning

- 2 years to commence and review.
- Applicant to file a temporary use application for each signage event;
- Advertising limited to on-premise events;
- Maximum duration of signs to correspond with the event advertised which shall be no longer than 10 days with a maximum of 6 events per year;
- Signs to be removed immediately after each event ends;
- All applicable standard conditions for this application type.
- Applicant is advised that this application may be revoked if any violation is reported; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Applicant's Justification

The applicant states that this request is to modify the conditions from the original approval of WS-0528-12 (AR-0131-17) and in order to address the interests of the Turnberry residents to the north, based on construction activity in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0528-12 (AR-0131-17)	Second application for review for an increase in the area of temporary wall signs with a design review for wall signs in conjunction with an existing hotel (SpringHill Suites)	Approved by BCC	October 2017
WS-0104-17	Increased wall sign area for vinyl wrap sign totaling 9,500 square feet on the east façade –	Approved by BCC	April 2017
WS-0528-12 (ET-0121-14)	First extension of time to review vinyl wrap signs on the south façade	Approved by BCC	December 2014
WS-0528-12	Increased wall sign area for vinyl wrap signs totaling 29,921 square feet on the south façade	Approved by BCC	October 2012
UC-0381-07	2 extended stay hotels	Approved by BCC	June 2007

Surrounding Land Use

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

Related Applications

Application Number	Request
WC-18-400220 (WS-0724-17)	A waiver of conditions on a waiver development standards for an increase in wall sign area (west face) is a companion item on this agenda.
WC-18-400219 (WS-0104-17)	A waiver of conditions on a waiver of development standards and design review for an increase in the area of a temporary wall sign (east face) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Construction occurs all over the valley at all times and may or may not negatively impact surrounding properties. Staff finds that basing this request on future construction in the area it is not sufficient for altering these conditions of approval which were put in place to protect surrounding businesses and residences; therefore, staff cannot support this request.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Until July 1, 2023 to review as a public hearing to coincide with WS-0104-17 and WS-0724-17.
- During the period of time from now until July 1, 2023 advertising shall not be allowed on the north side of the property facing Turnberry Place.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

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