



Winchester Town Advisory Board

October 30, 2018

MINUTES

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

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 October 30, 2018 minutes.

Moved by: Ken Dayton
Action: Approved subject minutes as recommended
Vote: 5-0/ Unanimous
Voting Aye: Ken Dayton, Robert O. Mikes, Jr., Judith Siegel, John Delibos and Roxana Valladeres
Voting Nay: None

Approval of Agenda for November 13, 2018 agenda.

Moved by: Ken Dayton
Action: Approved
Vote: 5-0/ Unanimous
Voting Aye: Ken Dayton, Robert O. Mikes, Jr., Judith Siegel, John Delibos 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 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

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)

Moved by: Ken Dayton

Action: Approved per staff conditions

Vote: 5-0/ Unanimous

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

Voting Nay: None

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)

Moved by: Ken Dayton

Action: Approved per staff conditions

Vote: 5-0/ Unanimous

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

Voting Nay: None

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)

Moved by: Ken Dayton

Action: Hold to 11/13/18 TAB meeting per the applicant in order to work with staff.

Vote: 5-0/ Unanimous

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

Voting Nay: None

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)

Moved by: Ken Dayton

Action: Approved per staff conditions

Vote: 5-0/ Unanimous

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

Voting Nay: None

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)

Moved by: John Delibos

Action: Approved per staff “if approved” conditions except change bullet #5 to read as follows: Signs to be removed immediately after each event ends.

Vote: 5-0/ Unanimous

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

Voting Nay: None

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)

Moved by: John Delibos

Action: Approved per staff “if approved” conditions except change bullet #5 to read as follows: Signs to be removed immediately after each event ends.

Vote: 5-0/ Unanimous

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

Voting Nay: None

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)

Moved by: John Delibos

Action: Approved per staff “if approved” conditions except change bullet #5 to read as follows: Signs to be removed immediately after each event ends.

Vote: 5-0/ Unanimous

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

Voting Nay: None

VI. General Business
None.

VII. Public Comment

None.

VIII. Next Meeting Date
The next regular meeting will be on Tuesday, November 13, 2018

IX. Adjournment

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

DRAFT

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., NOVEMBER 13, 2018**

11/20/18 BCC

1. **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)

12/05/18 BCC

2. **AR-18-400226 (DR-0564-15)-WESTGATE LAS VEGAS RESORT, LLC:**
DESIGN REVIEW SECOND APPLICATION FOR REVIEW of an amended comprehensive sign plan for changes to an existing freestanding sign and changes to animated signage in conjunction with the Westgate Resort Hotel on 59.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Paradise Road and Karen Avenue within Winchester. CG/tk/ja (For possible action)
3. **VS-18-0844-COUNTY OF CLARK (LV CONV AUTH):**
VACATE AND ABANDON a portion of a right-of-way being Kishner Drive located between Convention Center Drive and Elvis Presley Boulevard within Winchester (description on file). CG/pb/ja (For possible action)

4. **ZC-18-0843-COUNTY OF CLARK (LV CONV AUTH):**
ZONE CHANGE to reclassify 8.8 acres from H-1 (Limited Resort and Apartment) Zone to P-F (Public Facility) Zone in the MUD-1 Overlay District.
USE PERMITS for the following: **1)** a convention facility/exposition hall; **2)** a public/quasi-public building and facility with accessory commercial uses; and **3)** outdoor live entertainment. Generally located on the north side of Convention Center Drive and the east and west sides of Kishner Drive within Winchester (description on file). CG/pb/ja (For possible action)

11/20/18 BCC AGENDA SHEET

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 (hotels rooms)/40 (private convention/meeting rooms)
- 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: 2,265/1,373

Site Plans

The plans depict a proposed 45 story hotel consisting of 720 rooms with an overall area measuring 1,353,066 square feet. In addition to the 720 hotel rooms 40 private convention/meeting rooms with kitchens (corporate suites) are 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 20 feet from the property line along Desert Inn Road. The height/setback ratio requires 31 feet from Desert Inn Road where 18 feet is provided. 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 1,373 parking spaces are provided within the garage, except for the valet spaces. Revised plans have been submitted to add a total of 400 tandem parking spaces, 200 spaces per floor, are located on levels 4 and 5 of the parking garage (29.2% of the total number of parking 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. If the proposed hotel was a true resort hotel featuring gaming, the project would meet and exceed the parking requirements established per the Development Code. 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 720 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. The HIP request complies with multiple policies from the Comprehensive Master Plan, and is located within the most intense Mixed Use Overlay District; therefore, staff can support this request.

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

The requested height increase is similar to and consistent with other resort hotel requests that have been supported by staff within the immediate area. A resort hotel at a height of 670 feet, located immediately to the east of the project site across Debbie Reynolds Drive, was approved by the Board of County Commissioners by action of UC-1223-07. The proposed increase in

building height is compatible with the previously approved height for the resort hotel that was approved on the site to the east; therefore, staff recommends approval.

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

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. Although the height setback ratio reduction along Desert Inn Road is significant, the encroachment into the setback begins at a height of 76 feet. A similar request was granted for the previously approved resort hotel immediately to the east of the project site. Staff finds the encroachment into the setback is minimal, and should not negatively impact the surrounding land uses and adjacent properties.

Similar setback requests have been approved for projects along Las Vegas Boulevard South within the Gaming Corridor and within the immediate area. The setback reduction to zero feet, along Debbie Reynolds Drive, occurs at a height of 76 feet as the parking and pool deck cantilevers over the landscape area along Debbie Reynolds Drive. The portion of the garage below the pool deck is set back 8.5 from Debbie Reynolds Drive and allows for adequate pedestrian traffic. Urban Specific Policy 19 states scale relationships between buildings and adjacent developments should carefully be considered. Therefore, staff recommends approval of the 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. An analysis to reduce the minimum number of parking spaces was prepared by a competent professional, based on data gathered from the Institute of Traffic Engineers and an independent visitor profile study. 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. If the proposed project was a resort hotel, the parking calculations for the site would be significantly reduced to 1,198 parking spaces. Staff concurs with the methodology recommending 1,373 parking spaces for the site. The analysis also states that out-of-town visitors will utilize alternative modes of transportation such as ride-share programs, taxis, and public transit. Therefore, staff recommends approval.

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

Although the proposed development is not resort hotel since there is not any gaming, it is similar to a resort hotel regarding the numerous amenities attracting tourists. The proposed design of the hotel and associated commercial uses consist of a contemporary design that is aesthetically pleasing and architecturally diverse, which is appropriate for the surrounding 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. 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. Staff finds the proposed high impact project is appropriate for the area, is compatible with the surrounding land uses, and complies with multiple goals and policies from the Comprehensive Master Plan; therefore, recommends approval.

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

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 the use permits, waivers of development standards #1 and #2, and 4 through #7; and the design reviews; denial of waivers of development standards #8 and #9.

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

AMENDED COMPREHENSIVE SIGN PLAN
(TITLE 30)

PARADISE RD/KAREN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-18-400226 (DR-0564-15)-WESTGATE LAS VEGAS RESORT, LLC:

DESIGN REVIEW SECOND APPLICATION FOR REVIEW of an amended comprehensive sign plan for changes to an existing freestanding sign and changes to animated signage in conjunction with the Westgate Resort Hotel on 59.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the southeast corner of Paradise Road and Karen Avenue within Winchester. CG/tk/ja (For possible action)

RELATED INFORMATION:

APN:

162-10-310-002

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 2900, 2950, and 3000 Paradise Road
- Site Acreage: 59.1
- Project Type: Amended comprehensive sign plan

Site Plan

The property is the site of the Westgate Resort Hotel (formerly LVH and The Las Vegas Hilton Resort Hotel). Access to the site is provided from Paradise Road, Karen Avenue, and Joe W. Brown Drive. The approved application amended the comprehensive sign plan which included eliminating an approved animated wall sign (video unit) and adding larger animated signs (video units) to the main pylon sign for the resort hotel located along Paradise Road.

Landscaping

No changes to the landscape areas were proposed or required in conjunction with the original application.

Signage

The original comprehensive sign plan for the resort hotel was approved by DR-0275-11 in August 2011. Since approval of the original comprehensive sign plan there have been 3 applications to amend the comprehensive sign plan for the resort hotel; UC-0659-14, DR-0194-15, and DR-0564-15. The approval of DR-0564-15 eliminated an approved animated wall sign (video unit) on the southern elevation of the southern wing of the building and modified the existing freestanding sign by increasing the animated sign area. The total area of the existing freestanding sign was not changed. The freestanding sign is the main pylon sign for the resort hotel and was approved by prior applications for a total of 5,238 square feet of animated signage (2 video units) on the north and south sides of the sign. The video units on the existing freestanding sign were increased from 5,238 square feet to 9,033 square feet with DR-0564-15. With the elimination of the animated wall sign, animated sign area for the resort hotel was reduced by 2,205 square feet to a total of 9,033 square feet.

The table below describes the existing signage. Details related to the exact location and areas of each sign are provided in the file.

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
*Freestanding	46,788	0	46,788	6,325	865	3	0	3
*Wall	66,801	-6,000	60,801	42,951	41.6	22	-1	21
Roof Sign	4,338	0	4,338	0	N/A	2	0	2
Projecting	0	0	0	**32	N/A	0	0	0
Hanging	0	0	0	**32	N/A	0	0	0
Directional	794	0	794	800	N/A	25	0	25
Overall Total	118,721	-6,000	112,721	50,076	N/A	52	-1	51

*The existing freestanding and wall signs also contain animation.

** Per tenant

The details for animated signs are listed below:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Animated	11,238	-2,205	9,033	***450	1,907	3	-1	2

*** 150 square feet permitted per street frontage.

Previous Conditions of Approval

Listed below are the approved conditions for AR-18-400028 (DR-0564-15):

Current Planning

- Until October 4, 2018 to review as a public hearing;
- Use of white light for background and graphics on the north facing video unit of the free standing sign shall be minimal;

- No flashing video on the north facing video unit of the freestanding sign from 30 minutes after sunset until 30 minutes prior to sunrise;
- Reduce nits (brightness) of the north facing video unit of the freestanding sign to 4 percent of maximum brightness from 30 minutes after sunset until 30 minutes prior to sunrise.
- 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 from DR-0564-15 (ET-0051-16):

Current Planning

- Until June 22, 2017 to commence and review as a public hearing;
- Reduce nits (brightness) of the video unit to 25% of maximum brightness at nighttime.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to 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 from DR-0564-15:

Current Planning

- 6 months to commence and review as a public hearing;
- Reduce nits (brightness) of the video unit by 25% of maximum brightness at nighttime.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Building/Fire Prevention

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

Applicant's Justification

The applicant states that this request is to review the conditions that were placed on the original design review and that they have addressed the issues from the concerned citizens of the surrounding areas. The applicant feels they are in compliance with the outlined conditions and respectfully request no further reviews.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400028 (DR-0564-15)	First review of an amended comprehensive sign plan	Approved by BCC	April 2018
DR-0564-15 (ET-0051-16)	First extension of time to complete and review an amended comprehensive sign plan for the Westgate Resort Hotel for addition animated signage on an existing freestanding sign	Approved by BCC	June 2016
DR-0564-15	Amended comprehensive sign plan for the Westgate Resort Hotel for addition animated signage on an existing freestanding sign	Approved by BCC	October 2015
DR-0194-15	Amended comprehensive sign for the Westgate Resort Hotel for addition wall/animated signage	Approved by BCC	May 2015
UC-0659-14	Amended comprehensive sign plan for the Westgate Resort Hotel	Approved by BCC	September 2014
DR-0275-11	Comprehensive sign plan for an existing resort hotel (Las Vegas Hilton)	Approved by BCC	August 2011
UC-0621-03 (ET-0146-04)	First extension of time to commence kitchens in existing hotel rooms in conjunction with an existing resort hotel (Las Vegas Hilton)	Approved by PC	July 2004
UC-0621-03	Kitchens in existing hotel rooms in conjunction with an existing resort/hotel (Hilton Hotel)	Approved by PC	May 2003
DR-0240-02	In-line switch and transfer station for the monorail	Approved by PC	March 2002
UC-2034-98	6 level, 70 foot high parking structure	Approved by PC	January 1999
UC-0160-98	18 story, 210 foot high, 418 unit hotel/timeshare/condominium building with kitchen including retail sales	Approved by PC	March 1998
DR-1075-96	52 foot high, 1,017 square foot freestanding animated sign in conjunction with a resort hotel (Hilton Hotel)	Approved by BCC	August 1996
VC-0268-95	Permit total sign area of 58,450 square feet in conjunction with a resort hotel	Approved by PC	March 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Turnberry Towers at Paradise Road & Karen Avenue
South	Public Facilities	P-F	Convention Center
East	Residential High (8 du/ac to 18 du/ac); Residential Urban Center (18 du/ac to 32 du/ac); and Public Facilities	R-1, R-2, R-3, & R-4	Las Vegas Country Club

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Commercial Tourist and Public Facilities	H-1 & P-F	Turnberry Place, hotel & parking lot

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Since the original approval, the applicant has been in conformance with the conditions of approval that were placed on the previous applications, and have not had any other issues with the brightness of the lighting on the signs. Staff can support this request and remove the time limit.

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

- Remove the time limit.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: WESTGATE LAS VEGAS RESORT & CASINO

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

12/05/18 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

CONVENTION CENTER DR/KISHNER DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-18-0844-COUNTY OF CLARK (LV CONV AUTH):

VACATE AND ABANDON a portion of a right-of-way being Kishner Drive located between Convention Center Drive and Elvis Presley Boulevard within Winchester (description on file).
CG/pb/ja (For possible action)

RELATED INFORMATION:

APN:

162-09-703-005; 162-09-703-012; 162-09-802-001; 162-09-803-001

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

The plans show the vacation of a 60 foot wide portion of Kishner Drive extending from Convention Center Drive north approximately 820 feet to the terminus of the cul-de-sac. The applicant indicates that the vacation of the right-of-way will allow the adjacent parcels to be combined for future development.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0717-12 (AR-0004-16)	First application for review for a parking lot (paid parking) in conjunction with an existing shopping center	Approved by PC	March 2016
UC-0717-12	Original application for a parking lot (paid parking) in conjunction with an existing shopping center	Approved by PC	January 2013
UC-0092-07	Parking lot (paid parking) in conjunction with an existing shopping center – expired	Approved by PC	March 2007
UC-1803-94	16,144 square foot medical clinic within an existing shopping center – expired	Approved by PC	December 1994
VC-1024-94	Massage service in conjunction with a beauty parlor within an existing shopping center – expired	Approved by PC	August 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Commercial Tourist	P-F	Undeveloped parcels approved for convention facilities, exposition halls, & outside display area
South & West	Commercial Tourist	H-1	Commercial uses; hotel & motel (Royal Resort and Villa Roma)

Related Applications

Application Number	Request
ZC-18-0843	A zone change to reclassify the site from H-1 to P-F zoning with a use permit for convention facilities/exposition halls and outside display area 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

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

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

- Satisfy utility companies' requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing 8-inch public sanitary sewer within the street proposed to be vacated per VS-18-0844; that CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; that it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LAS VEGAS CONVENTION & VISITORS AUTHORITY

CONTACT: CORDELL CORPORATION, 101 CONVENTION CENTER DRIVE, SUITE 1001, LAS VEGAS, NV 89109

CONVENTION FACILITY
(TITLE 30)

CONVENTION CENTER DR/KISHNER DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-18-0843-COUNTY OF CLARK (LV CONV AUTH):

ZONE CHANGE to reclassify 8.8 acres from H-1 (Limited Resort and Apartment) Zone to P-F (Public Facility) Zone in the MUD-1 Overlay District.

USE PERMITS for the following: **1)** a convention facility/exposition hall; **2)** a public/quasi-public building and facility with accessory commercial uses; and **3)** outdoor live entertainment.

Generally located on the north side of Convention Center Drive and the east and west sides of Kishner Drive within Winchester (description on file). CG/pb/ja (For possible action)

RELATED INFORMATION:

APN:

162-09-703-004; 162-09-703-005; 162-09-703-012; 162-09-802-001; 162-09-803-001

USE PERMITS:

1. Allow convention facilities/exposition halls and outside display areas.
2. Allow a public/quasi-public building and facility with accessory commercial uses including, but not limited to food carts not within an enclosed building, restaurants, on-premises consumption of alcohol, outside dining, cooking, and drinking, retail sales and service, and uses not within an enclosed building.
3. Allow outdoor live entertainment with incidental uses.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 252 & 294 Convention Center Drive; 3051 & 3064 Kishner Drive
- Site Acreage: 8.8
- Project Type: Convention facilities/exposition halls and outside display area

Request

This request is a conforming zone boundary amendment with no specific development plans. The project site is owned by the LV Convention and Visitors Authority (LVCVA) and will be developed as part of the approved convention facilities/exposition halls and outside display area located on the adjacent parcel to the north and east (UC-18-0343). An existing retail building

located on 0.9 acres on the southwestern portion of the site (southwestern corner of parcel 162-09-802-001) will remain in the H-1 zone.

Applicant’s Justification

The applicant indicates that the site will be developed as part of the recently approved convention center expansion on the parcel to the north and east of this site. The proposed zoning and use permits are consistent with the Phase 2 LVCVA land use approval.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0717-12 (AR-0004-16)	First application for review for a parking lot (paid parking) in conjunction with an existing shopping center	Approved by PC	March 2016
UC-0717-12	Original application for a parking lot (paid parking) in conjunction with an existing shopping center	Approved by PC	January 2013
UC-0092-07	Parking lot (paid parking) in conjunction with an existing shopping center – expired	Approved by PC	March 2007
UC-1803-94	16,144 square foot medical clinic within an existing shopping center – expired	Approved by PC	December 1994
VC-1024-94	Massage service in conjunction with a beauty parlor within an existing shopping center – expired	Approved by PC	August 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Commercial Tourist	P-F	Undeveloped parcels approved for convention facilities, exposition halls & outside display area
South & West	Commercial Tourist	H-1	Commercial uses, hotel & motel (Royal Resort and Villa Roma)

Related Applications

Application Number	Request
VS-18-0844	A request to vacate and abandon a portion of right-of-way for Kishner Drive 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

Zone Change

The request to P-F zoning conforms to the Winchester/Paradise land use plan and is consistent with the intensity of uses in the area and the Commercial Tourist planned land use. The adjacent parcel to the north and east was approved for convention facilities/exposition halls and outside display area. The P-F zone will allow the Convention Center to expand operations to the subject site. As a result, staff can support the zone change.

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.

The request is for an expansion of the existing LVCVA located north, east, and southeast of the site. Approval of this request will allow similar uses on the subject site and create a unified campus with shared parking. Staff finds that the use permit requests will not create any adverse impacts to the adjoining development in the area and are appropriate for this location since the site is located within the Resort Corridor and the surrounding area is developed with land uses that primarily cater to tourists, zoned H-1, and designated for Commercial Tourist land uses within the Winchester/Paradise Land Use Plan. The Resort Corridor is a high intensity economic center that is intended for tourist-oriented uses and the convention center also caters to tourists. Staff finds the request complies with Goal 10 of the Comprehensive Master Plan by providing areas which can promote higher intensity activity centers or districts with uses such as hotels, casinos, entertainment uses, general business, professional and public offices, and commercial and multiple family residential. Additionally, the request complies with Urban Specific Policy 27 of the Comprehensive Master Plan which encourages hotel, casinos, and entertainment uses in the Commercial Tourist areas. Therefore, staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- 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 the use permits must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Applicant is advised that technical studies and permits may be required with future development; and that additional land use applications may be required once plans are submitted.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; that if any existing plumbing fixtures are modified in the future within buildings not demolished, then additional capacity and connection fees will need to be addressed; that the CCWRD has existing 8-inch public sanitary sewer within the street proposed to be vacated per VS-18-0844; that existing sewer lines and manholes must be abandoned per the CCWRD design and construction standards; and to contact CCWRD customer service for credit that may be received for any paid existing plumbing fixtures that may be removed from use from demolished buildings.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LAS VEGAS CONVENTION & VISITORS AUTHORITY

CONTACT: CORDELL CORPORATION, 101 CONVENTION CENTER DRIVE, SUITE 1001, LAS VEGAS, NV 89109