



Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr.

Las Vegas, NV 89121

July 14, 2020

6:00pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Secretary Name at Secretary's Phone Number and is/will be available on the County's website at www.clarkcountynv.gov.

Board/Council Members: John J. Delibos, Chairperson
 Robert Mikes, Vice Chairperson
 Ken Dayton
 Judith Siegel
 Roxana Valladares

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

County Liaison(s): Beatriz Martinez, 702-455-0506, beatriz.martinez@clarkcountynv.gov

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

III. Approval of Minutes for Minutes June 30, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
 LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
 YOLANDA T. KING, County Manager

IV. Approval of the Agenda for July 14, 2020 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

VI. Planning and Zoning

1. **DR-20-0261-COUNTY OF CLARK (LV CONV AUTH):**

DESIGN REVIEW for entrance structures and an underground people mover system in conjunction with an approved convention facility/exposition hall and a resort hotel (Resorts World) on a portion of 125.3 acres in a P-F (Public Facility) Zone and an H-1 (Limited Resort and Apartment) Zone. Generally located on the east and west sides of Las Vegas Boulevard South and the south side of Elvis Presley Boulevard within Winchester. TS/jt/xx (For possible action)

08/05/20 BCC

2. **DR-20-0262-COUNTY OF CLARK (LV CONV AUTH):**

DESIGN REVIEW for entrance structures and an underground people mover system in conjunction with a convention facility/exposition hall and a resort hotel (Wynn) on a portion of 249.7 acres in a P-F (Public Facility) Zone and an H-1 (Limited Resort and Apartment) Zone. Generally located on the east and west sides of Paradise Road and the north and south sides of Desert Inn Road within Winchester and Paradise. TS/jt/xx (For possible action) **08/05/20 BCC**

3. **UC-20-0259-SE 3220 EAST DESERT INN, LLC:**

USE PERMITS for the following: **1)** convenience store; **2)** gasoline station; **3)** reduce the separation from a proposed convenience store to a residential use (multiple family); and **4)** reduce the separation from a proposed gasoline station to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping width; **2)** allow modified driveway design standards; and **3)** allow modified street standards.

DESIGN REVIEWS for the following: **1)** convenience store; and **2)** gasoline station (fuel canopy) on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the east side of Mojave Road and the north side of Desert Inn Road within Winchester. TS/md/jd (For possible action)

08/04/20 PC

General Business

VII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

VIII. Next Meeting Date: July 28, 2020

IX. Adjournment.

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

Winchester Community Center: 3130 S McLeod Dr, Las Vegas, NV 89121

Fast and Fresh Dry Cleaners: 2548 Desert Inn Rd., Las Vegas, NV 89121

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

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

<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS

MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager



Winchester Town Advisory Board

June 30, 2020

MINUTES

Board Members: John Delibos – Chair – **Present**
 Robert O. Mikes, Jr. – Vice Chair- **Excused**
 Kenneth Dayton – **Present**
 Judith Siegel – **Present**
 Roxana Valladares – **Excused**

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

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

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions
Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of March 10, 2020 Minutes

Moved by: Delibos
Approve as submitted
Vote: 3-0 Unanimous
- IV. Approval of Agenda for June 30, 2020

Moved by: Delibos
Approved as submitted
Vote: 3-0 Unanimous
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)

Beatriz Martinez invited the community to new Covid-19 testing sites. This will be held at the Cortney

Middle School on July 10-11, 2020 from 8:00 a.m. to 1:00 a.m. Monaco Middle School July 17-18 2020, from 8 a.m. to 1 p.m. Jerome Mack Middle School July 24-25, 2020 from 8 a.m. to 1 p.m. Roy Martin Middle School July 31, 2020 - August 1, 2020 from 8 a.m. to 1 p.m.

VI. Planning & Zoning:

1. **AR-20-400044 (UC-0899-14)-MRC I FUNDING CORPORATION:**
USE PERMIT THIRD APPLICATION FOR REVIEW of temporary outdoor commercial events not on the same property as an existing licensed business on 1.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Convention Center Drive and Paradise Road within Winchester. TS/sd/ja (For possible action). **07/08/20 BCC**

Moved By- Delibos
Approve – with staff conditions
Vote: 3-0 Unanimous

VI. General Business

VII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be July 14, 2020

IX. Adjournment

The meeting was adjourned at 6:10 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., JULY 14, 2020**

08/04/20 PC

1. **UC-20-0259-SE 3220 EAST DESERT INN, LLC:**
USE PERMITS for the following: **1)** convenience store; **2)** gasoline station; **3)** reduce the separation from a proposed convenience store to a residential use (multiple family); and **4)** reduce the separation from a proposed gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping width; **2)** allow modified driveway design standards; and **3)** allow modified street standards.
DESIGN REVIEWS for the following: **1)** convenience store; and **2)** gasoline station (fuel canopy) on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the east side of Mojave Road and the north side of Desert Inn Road within Winchester. TS/md/jd (For possible action)

08/05/20 BCC

2. **DR-20-0261-COUNTY OF CLARK (LV CONV AUTH):**
DESIGN REVIEW for entrance structures and an underground people mover system in conjunction with an approved convention facility/exposition hall and a resort hotel (Resorts World) on a portion of 125.3 acres in a P-F (Public Facility) Zone and an H-1 (Limited Resort and Apartment) Zone. Generally located on the east and west sides of Las Vegas Boulevard South and the south side of Elvis Presley Boulevard within Winchester. TS/jt/xx (For possible action)
3. **DR-20-0262-COUNTY OF CLARK (LV CONV AUTH):**
DESIGN REVIEW for entrance structures and an underground people mover system in conjunction with a convention facility/exposition hall and a resort hotel (Wynn) on a portion of 249.7 acres in a P-F (Public Facility) Zone and an H-1 (Limited Resort and Apartment) Zone. Generally located on the east and west sides of Paradise Road and the north and south sides of Desert Inn Road within Winchester and Paradise. TS/jt/xx (For possible action)

CONVENIENCE STORE & GASOLINE STATION
(TITLE 30)

DESERT INN RD/MOJAVE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0259-SE 3220 EAST DESERT INN, LLC:

USE PERMITS for the following: **1)** convenience store; **2)** gasoline station; **3)** reduce the separation from a proposed convenience store to a residential use (multiple family); and **4)** reduce the separation from a proposed gasoline station to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping width; **2)** allow modified driveway design standards; and **3)** allow modified street standards.

DESIGN REVIEWS for the following: **1)** convenience store; and **2)** gasoline station (fuel canopy) on 0.7 acres in a C-1 (Local Business) Zone.

Generally located on the east side of Mojave Road and the north side of Desert Inn Road within Winchester. TS/md/jd (For possible action)

RELATED INFORMATION:

APN:

162-12-803-002

USE PERMITS:

1. Allow a convenience store.
2. Allow a gasoline station.
3. Reduce the separation from a proposed convenience store to a residential use (multiple family) to 10 feet where 200 feet is required per Table 30.44-1 (a 95% reduction).
4. Reduce the separation for a proposed gasoline station to a residential use to 105 feet where 200 feet is required per Table 30.44-1 (a 47.5% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street landscaping width along an arterial street (Desert Inn Road) to 10 feet where a minimum of 15 feet is required per Section 30.64.030 (a 33.3% reduction).
2. Reduce the throat depth for a proposed driveway (Mojave Road) to zero feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
3. Reduce the departure distance from the intersection of Mojave Road and Desert Inn Road to 23 feet where a minimum distance of 190 feet is required per Uniform Standard Drawing 222.1 (an 87.9% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3220 E. Desert Inn Road
- Site Acreage: 0.7
- Project Type: Convenience store/gasoline station
- Number of Stories: 1
- Building Height (feet): 23 (convenience store)/19.5 (fuel canopy)
- Square Feet: 4,045 (convenience store)
- Parking Required/Provided: 16/17

Site Plans

The plans depict a proposed convenience store with gasoline station (fuel canopy) located at the northeast corner of Mojave Road and Desert Inn Road that will replace the existing on-site convenience store and gasoline station. The convenience store is set back 10 feet from the north property line, adjacent to the existing multiple family development. The convenience store is also set back 20 feet from the west property line adjacent to Mojave Road, 138 feet from the south property line along Desert Inn Road, and 38 feet from the east property line. The gasoline station (fuel canopy) is set back 48 feet from the west property line, 105 feet from the north property line, 51 feet from the south property line, and 24 feet from the east property line. The required trash enclosure is located at the southeast corner of the building and is set back 59 feet from the residential development to the north. Four bicycle spaces are provided at the southeast corner of the convenience store. A 5 foot wide pedestrian pathway connects the convenience store to the existing 5 foot wide attached sidewalk along Mojave Road. The project site provides 17 parking spaces where 16 spaces are required. The parking spaces are located along the south and east sides of the convenience store. Access to the project site is granted via an existing commercial driveway along Mojave Road, and an existing commercial driveway along Desert Inn Road which is located on the adjacent parcel (not a part of this application) to the east of the site. An existing 36 foot wide commercial driveway along Desert Inn Road, within the boundaries of the project site, is being eliminated with this development proposal. The commercial driveway along Mojave Road requires the waivers of development standards for throat depth and departure distance from an intersection.

Landscaping

The plans depict a 10 foot wide landscape area behind an existing 5 foot wide attached sidewalk along Desert Inn Road. A landscape area ranging between 10 feet to 20 feet behind an existing 5 foot wide attached sidewalk is featured along Mojave Road. The street landscape area consists of medium trees planted 20 feet on center in addition to shrubs and groundcover. Interior parking lot landscaping is equitably distributed throughout the site. A 10 foot wide landscape area with 24 inch box large evergreen trees planted 20 feet on center is located along the north property line, adjacent to the existing multiple family development. The 10 foot wide landscape area along Desert Inn Road requires the waiver to reduce the landscape area; however, it should be noted the existing landscape area along this public street measures 7 feet in width. All street landscaping will be provided per Code requirements along Desert Inn Road. Furthermore, Code

requires 6 feet of landscaping along Mojave Road, where a landscape area ranging between 10 feet to 20 feet is provided along the public street.

Elevations

The plans depict a proposed convenience store with a height ranging from 20 feet to 23 feet to the top of the parapet wall. An aluminum storefront window system with decorative stone veneer is featured on the south elevation of the building. The east, west, and north elevations feature varying rooflines, decorative stone veneer, and a stucco exterior. The building will be painted with neutral, earth tone colors.

The proposed fuel canopy has a maximum height of 19.5 feet to the top of the canopy. The canopy will be stucco finished and painted with neutral, earth tone colors matching the convenience store. The supporting columns feature a stone veneer base and will be stucco coated with a neutral, earth tone color.

Floor Plans

The plans depict a proposed convenience store with an open floor plan consisting of 4,045 square feet. The fuel canopy features a covered area consisting of 3,154 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The site has an existing 2,976 square foot convenience store that was constructed in 1990. The new operator of the building is requesting a modern building and the addition of gasoline pumps. The existing building will be replaced with a larger convenience store and gasoline station (fueling canopy).

Due to the shape and size of the existing property, 10 feet is the maximum separation that can be achieved from the north property line. The proposed convenience store is approximately 20 feet less than the setback of the existing store, and has a setback of 8 feet less than the shopping center to the east of the project site. To mitigate this reduction, the applicant will provide an intense landscape buffer of large evergreen trees spaced 20 feet on center along the north property line. According to the applicant, due to the shape and size of the existing property, 105 feet is the maximum separation that can be achieved between the gasoline station and north property line. The configuration of the site will allow for the proper circulation of fuel and fire trucks. The fueling canopy will be separated from the residential area by the convenience store and intense landscape buffer along the north property line.

The applicant states the existing street landscaping along Desert Inn Road is 7 feet in width. The landscape buffer is being increased to 10.5 feet, and a 36 foot wide driveway along Desert Inn Road is being eliminated. Seven additional medium trees will be added to the landscape area along Desert Inn Road. Additional landscaping is being provided along Mojave Road to mitigate the request to reduce the landscape area adjacent to Desert Inn Road.

The applicant states this is a small fully developed site with existing driveways and off-site improvements. The existing commercial driveway along Desert Inn Road, which has a throat depth of zero feet, will be eliminated with this development proposal. The existing commercial driveway along Mojave Road will be slightly reconfigured to facilitate safe ingress and egress to the property.

The proposed project will enhance and rejuvenate the surrounding neighborhood. The existing dilapidated building will be replaced with a new architecturally pleasing structure. New landscaping will be installed along the public right-of-way and within the interior of the project site. One existing driveway that is within 45 feet of the intersection of Desert Inn Road and Mojave Road will be eliminated. The elimination of the 2 driveways will provide safer ingress and egress to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
AC-037-90	Convenience store with reduction to street landscape width	Approved by PC	Mach 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (18 du/ac to 32 du/ac)	R-4	Multiple family residential
South	Commercial Neighborhood	C-1	Convenience store with gasoline station
East	Commercial General	C-1	Retail building
West	Commercial General	C-2	Shopping center

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.

Staff typically does not support such a significant reduction to the separation between a convenience store and a residential use. However, the applicant has agreed to install an intense landscape buffer per Figure 30.64-12 requiring 2 rows of large evergreen trees, in conjunction with an existing 6 foot high block wall, along the north property line to provide mitigation to the reduced separation. Furthermore, the existing convenience store is set back 40 feet from the

north property line, adjacent to the residential use, and also does not meet the separation requirements. The proposed convenience store and gasoline station comply with many goals and policies of the Comprehensive Master Plan, including Commercial Policy 78 which encourages design variations to a building's mass including varying rooflines and building height. The proposed convenience store consists of varying rooflines with a maximum height up to 23 feet. The multiple family buildings immediately to the north of the convenience store are 2 stories in height. Staff finds the proposed design of the convenience store complies with Commercial Policy 78. The height of the convenience store, in addition to the second row of trees the applicant has committed to providing along the north property line, will provide mitigation to the reduced separation between the multiple family use and the gasoline station (fuel canopy). With the varying rooflines and building height, in addition to the building orientation, the reduced separations should not have an adverse impact on the multiple family residential development to the north; therefore, staff can support the requests.

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 #1

Staff typically does not support requests to reduce the width of the required street landscaping along arterial streets. However, due to the limited depth of the property, and the significant improvements to the existing street landscape area, staff can support this request. The existing landscape area along Desert Inn Road is being increased by 3 feet, and the width of the street landscaping along Mojave Road will be significantly increased beyond Code requirements. Furthermore, the required number of trees and shrubs will be planted within the street landscape area along Desert Inn Road; therefore, staff recommends approval.

Design Reviews #1 and #2

The proposed convenience store features varying rooflines up to 23 feet in height, contrasting building materials including stone veneer and stucco, and a contrasting color scheme, which are visible along Desert Inn Road and Mojave Road. The design of the convenience store and gasoline station (fueling canopy) comply with Commercial Policy 78, which encourages design variations to a building's mass including varying rooflines and building height, and to eliminate blank building elevations along public rights-of-way and areas visible to the general public. The supporting columns for the fuel canopy (gasoline station) include a decorative stone veneer base, matching the stone veneer provided on the exterior of the convenience store. The roofline of the canopy features a stucco exterior with a contrasting color scheme, creating an aesthetically pleasing structure. However, since Public Works does not support the reductions to the throat depth and departure distance, staff cannot support the design reviews as these waivers impact the overall site design.

Public Works - Development Review

Waivers of Development Standards #2 & #3

The reduced throat depth and the significantly reduced departure distance for the Mojave Road driveway may create vehicular conflicts with drivers attempting to access this site and with those that need to continue north on Mojave Road. Since the proposed driveway is so close to the intersection with Desert Inn Road, there is a probability of vehicles stacking into the right-of-way. Additionally, with the driveway being so close to the signalized intersection of Mojave Road and Desert Inn Road, drivers attempting to exit the site to go south to access the signal will further add to the conflicts. Therefore, staff cannot support these waivers.

Staff Recommendation

Approval of the use permits and waiver of development standards #1; denial of waivers of development standards #2 and #3 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:

- Provide an intense landscape buffer per Figure 30.64-12 along the north property line;
- 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, 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;
- Reconstruct unused driveways with full off-site improvements.
- Applicant is advised that off-site permits may be required.

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 #0244-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MOHAMMAD HAMMOUDEH
CONTACT: RICHARD SERFAS, 3129 STONE CRAFT STREET, LAS VEGAS, NV 89134

DRAFT

PEOPLE MOVER SYSTEM
(TITLE 30)

LAS VEGAS BLVD S/ELVIS PRESLEY BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-20-0261-COUNTY OF CLARK (LV CONV AUTH):

DESIGN REVIEW for entrance structures and an underground people mover system in conjunction with an approved convention facility/exposition hall and a resort hotel (Resorts World) on a portion of 125.3 acres in a P-F (Public Facility) Zone and an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east and west sides of Las Vegas Boulevard South and the south side of Elvis Presley Boulevard within Winchester. TS/jt/xx (For possible action)

RELATED INFORMATION:

APN:

162-09-312-002 through 162-09-312-004; 162-09-703-023 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3150 Paradise Road & 3000 Las Vegas Boulevard South
- Site Acreage: 125.3 (portion)
- Project Type: Above ground entrances to an underground people mover system connecting the Las Vegas Convention Center (LVCC) and Resorts World Resort Hotel
- Parking Required/Provided (LVCC): 5,000/5,617
- Parking Required/Provided (Resorts World): 5,522/7,141

Site Plan & Overview

This project will provide a single point-to-point underground tunnel for autonomous vehicles to transport passengers between the future West Hall expansion of the Las Vegas Convention Center and Resorts World. The LVCC entrance to the tunnel is set back approximately 60 feet south of Elvis Presley Boulevard and 800 feet east of Las Vegas Boulevard South within a parking lot on the north side of the LVCC expansion. The 0.4 mile tunnel will arch southwest and run underground along the west side of the Las Vegas Boulevard South alignment, ultimately surfacing within a subterranean valet facility at Resorts World. The ramp connecting the underground tunnel with the subterranean valet facility is set back approximately 135 feet west of Las Vegas Boulevard South. From the subterranean valet facility, vehicles will proceed

northwest on a linear surface path to a proposed passenger loading/unloading area on the south side of Resorts World, which is currently under construction.

On the LVCC site, the proposed tunnel entrance will reduce the number of parking spaces by 25. As a result, 5,617 parking spaces will be available where 5,000 spaces are required for 2.5 million square feet of convention facilities. On the Resorts World site, the proposed tunnel entrance and passenger loading areas will not reduce the number of available parking spaces.

Landscaping

No changes to the landscaping are required or proposed.

Elevations

Options for the tunnel entrances include a ramp designed with a flat roof, which is 4 feet above the surface, and an igloo designed with a curved roof, which is 11 feet above the surface. Both ramp options are 80 feet long.

Signage

Signage is not a part of this request.

Applicant’s Justification

According to the applicant, this project will provide quick, environmentally friendly, and efficient movement of people between the LVCC campus and Resorts World without disrupting activities occurring above ground. Benefits will include increasing the ease in which trade show attendees move between the LVCC and Resorts World and decreasing surface traffic. This innovative transportation system will be worthy of Las Vegas visitors’ expectations.

Prior Land Use Requests

LVCC (162-09-703-023)

Application Number	Request	Action	Date
VS-20-0202	Vacated and abandoned easements and right-of-way	Approved by BCC	June 2020
ADR-19-900879	Modifications to the entrances for an approved campus wide people mover	Approved by ZA	January 2020
DR-19-0429	Entrance structures and an underground people mover system in conjunction with convention facility/exposition hall	Approved by BCC	July 2019
ADR-19-900090	Modified an existing pedestrian bridge over Paradise Road	Approved by ZA	March 2019
UC-19-0104	Use permit & design review for restaurant, office as a principal use, reduced width of pedestrian access around the perimeter; reduced parking, waived pedestrian walkways within parking lot, landscaping and allowed existing pan driveway	Approve by BCC	March 2019

Prior Land Use Requests

LVCC (162-09-703-023)

Application Number	Request	Action	Date
VS-18-0844	Vacated and abandoned right-of-way (Kishner Drive)	Approved by BCC	December 2018
ZC-18-0843	Zone change from H-1 to P-F zoning to allow for an expansion of convention facility/exposition hall on 8.8 acres	Approved by BCC	December 2018
ORD-18-900600	Ordinance to adopt the Development Agreement	Adopted by BCC	October 2018
DA-18-0750	Development Agreement for the convention facility/exposition hall	Approved by BCC	October 2018
UC-18-0343	Approved convention facilities/exposition hall expansion on 47.4 acres	Approved by BCC	July 2018
AG-18-900348	Performance Agreement for the convention facility/exposition hall	Approved by BCC	June 2018
ZC-0696-07	Reclassified portions of the site to P-F zoning for an expansion to the convention center	Approved by BCC	July 2007
ZC-1627-97	Reclassified portions of the site to P-F zoning with a use permit for a convention center	Approved by BCC	October 1997

Many land use requests were approved on the subject parcel; however, these are the most relevant applications.

Resorts World (162-09-312-002 thru 162-09-312-004)

Application Number	Request	Action	Date
SC-20-0191	Street name change to Genting Boulevard	Approved by PC	June 2020
SC-20-0192	Street name change to Resorts World Avenue	Approved by PC	June 2020
SC-20-0193	Street name change to Goh Tong Way	Approved by PC	June 2020
UC-20-0174	Fabric membrane structure (convention/exposition hall) and temporary sign in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	May 2020
ADR-19-900875	Modified a previously approved resort hotel (Resorts World)	Approved by ZA	January 2020
AR-18-400272 (WS-0029-17)	Third application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	February 2019

Resorts World (162-09-312-002 thru 162-09-312-004)

Application Number	Request	Action	Date
UC-18-0541	Modified an approved High Impact Project; recreational facility (indoor water park); and deviations as shown per plans on file; deviations for reduced setbacks; reduced the height setback ratio adjacent to an arterial street (Las Vegas Boulevard South); allowed primary access to a shopping center (with commercial/retail/restaurant uses) from the exterior of the resort; and all other deviations as shown per plans on file; reduced setbacks, and waived non-standard improvements within the future right-of-way (Las Vegas Boulevard South); and design reviews for modifications to an approved High Impact Project, a resort hotel (Resorts World) and all associated and accessory uses and all other accessory and incidental buildings and structures	Approved by BCC	September 2018
TM-18-500091	1 lot commercial subdivision	Approved by PC	July 2018
AR-18-400076 (WS-0029-17)	Second application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	June 2018
WS-0029-17 (AR-0130-17)	First application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	October 2017
WS-0029-17	Temporarily waived full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	March 2017
UC-0642-16	Resort hotel with deviations for signs in conjunction with a resort hotel	Withdrawn	November 2016
ORD-0225-16	Ordinance to adopt the third amendment to the Development Agreement for Resorts World	Approved by BCC	April 2016
DA-0189-16	Third amendment to the Development Agreement for Resorts World	Approved by BCC	April 2016

Resorts World (162-09-312-002 thru 162-09-312-004)

Application Number	Request	Action	Date
UC-0754-15	Modified an approved resort hotel (Resorts World) for Phase I of development	Approved by BCC	January 2016
VS-0212-13 (ET-0028-15)	First extension of time to vacate a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2015
ZC-0218-14	Expanded the Gaming Enterprise District along the western boundary of the site and modified an approved High Impact Project (Resorts World)	Approved by BCC	July 2014
UC-0588-13	Modified an approved High Impact Project for a resort hotel (Resorts World)	Approved by BCC	December 2013
TM-0113-13	Commercial subdivision for the Resorts World site	Approved by PC	August 2013
UC-0217-13	Changed and modified temporary aesthetic improvements in conjunction with a resort hotel (Resorts World) - expired	Approved by BCC	June 2013
VS-0212-13	Vacated and abandoned a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2013
RS-0077-13	Record of Survey for Las Vegas Boulevard South adjacent to the site	Reviewed by Staff	May 2013
UC-0380-12	Temporary aesthetic improvements in conjunction with a developing resort hotel (Echelon Resort) - expired	Approved by BCC	September 2012
DR-0556-08 (ET-0034-12)	Second extension of time for a private pedestrian grade separated walkway/sidewalk (tunnel) - approved until April 2018 to commence	Approved by BCC	July 2012
UC-0709-07 (ET-0033-12)	Second extension of time to expand the Gaming Enterprise District along the western boundary of the site	Approved by BCC	July 2012
UC-0126-07 (ET-0032-12)	Second extension of time for modifications to a resort hotel	Approved by BCC	July 2012
UC-1286-06 (ET-0031-12)	Second extension of time for a resort hotel	Approved by BCC	July 2012
AG-0460-12	24 month report for the Echelon Resort	Approved by BCC	July 2012
ORD-0458-12	Ordinance to adopt the second amendment to the Development Agreement for Echelon Resort	Approved by BCC	July 2012
DA-0279-12	Second amendment to the Development Agreement for Echelon Resort	Approved by BCC	July 2012
DR-0556-08 (ET-0112-10)	First extension of time for a private pedestrian grade separated walkway/sidewalk (tunnel) - approved until April 2012 to commence	Approved by BCC	August 2010

Resorts World (162-09-312-002 thru 162-09-312-004)

Application Number	Request	Action	Date
ZC-0747-09	Reclassified a portion of the site adjacent to the fire station from P-F to H-1 zoning and from H-1 to P-F zoning due to re-conveyance and donation of property	Approved by BCC	February 2010
VS-0720-09	Vacated and abandoned excess right-of-way	Approved by PC	January 2010
DR-0556-09	Improvements including a sidewalk, landscaping and fencing for Echelon Resort - expired	Approved by BCC	October 2009
UC-0709-07 (ET-0196-09)	First extension of time to expand the Gaming Enterprise District along the western boundary of the site	Approved by BCC	August 2009
DA-0998-08	First amendment to the Development Agreement for Echelon Resort	Approved by BCC	December 2008
UC-1286-06 (ET-0280-08)	First extension of time for a resort hotel	Approved by BCC	November 2008
UC-0126-07 (ET-0279-08)	First extension of time for modifications to a resort hotel	Approved by BCC	November 2008
DR-0556-08	Private pedestrian grade separated walkway/sidewalk (tunnel)	Approved by BCC	July 2008
DA-1166-07	Original Development Agreement for Echelon Resort	Approved by BCC	November 2007
UC-0709-07	Expanded the Gaming Enterprise District along the western boundary of the site	Approved by BCC	August 2007
UC-0126-07	Expanded and modified a resort hotel design	Approved by BCC	April 2007
UC-1286-06	Resort hotel with accessory uses, reduced parking, reduced setbacks, and encroachment into airspace	Approved by BCC	November 2006

Many land use requests were approved on the subject parcel; however, these are the most relevant applications.

Surrounding Land Use
LVCC (162-09-703-023)

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	The Drew Resort Hotel & Turnberry Place
South	Commercial Tourist	H-1	Commercial development
East	Commercial Tourist & Public Facilities	R-1 & P-F	Convenience store with gasoline station, Springhill Suites Hotel, Westgate Resort Hotel, & portions of the convention center
West	Commercial Tourist	H-1	Circus Circus Resort Hotel, Viva McDonalds, & Resorts World Resort Hotel

Resorts World (162-09-312-002 thru 162-09-312-004)

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

Related Applications

Application Number	Request
DR-20-0262	A design review for entrances and an underground people mover system connecting the LVCC to Wynn & Encore Resort Hotels 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

The proposed entrances to the underground people mover system are low-profile and will blend in with the existing and future architecture of the LVCC and Resorts World. On the LVCC site, the entrance ramp will be located within a parking lot, and is set back from the adjacent right-of-way, which will reduce visibility of the entrance. On the Resorts World site, the entrance ramp will be within a subterranean valet area; therefore, it will not be visible from the public right-of-way or adjacent properties. Lastly, the overall people mover system complies with several policies in the Comprehensive Master Plan. For example, Urban Specific Policy 28 encourages unique transportation opportunities; Policy 1 encourages growth patterns that reduce automobile dependence, support alternative modes of transportation, and reduce air pollution; and Winchester/Paradise Specific Policy 10 encourages both public and private transit systems in the Resort Corridor. As a result, 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

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that additional land use applications may be required for final tunnel entrance/exit design; 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.

Clark County Water Reclamation District (CCWRD)

- The CCWRD requires submittal of civil improvement plans for review and approval by the CCWRD; and that you may find instructions for submitting a Point of Connection (POC) request on the CCWRD's website, if a POC is required.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LAS VEGAS CONVENTION AND VISITORS AUTHORITY

**CONTACT: JANTIEN SHIZURU, BORING COMPANY, 3395 CAMBRIDGE STREET,
LAS VEGAS, NV 89169**

PEOPLE MOVER SYSTEM
(TITLE 30)

PARADISE RD/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-20-0262-COUNTY OF CLARK (LV CONV AUTH):

DESIGN REVIEW for entrance structures and an underground people mover system in conjunction with a convention facility/exposition hall and a resort hotel (Wynn) on a portion of 249.7 acres in a P-F (Public Facility) Zone and an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east and west sides of Paradise Road and the north and south sides of Desert Inn Road within Winchester and Paradise. TS/jt/xx (For possible action)

RELATED INFORMATION:

APN:

162-09-412-001; 162-10-401-005; 162-16-117-047; 162-16-512-001; 162-16-613-005 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

WINCHESTER/PARADISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: 3150 Paradise Road & 3121 Las Vegas Boulevard South
- Site Acreage: 249.7 (portion)
- Project Type: Above ground entrances to an underground people mover system connecting the Las Vegas Convention Center (LVCC) and Wynn Resort Hotel
- Parking Required/Provided (LVCC): 5,000/5,617
- Parking Required/Provided (Wynn): 6,652/8,451

Site Plan

This project will provide a single point-to-point underground tunnel for autonomous vehicles to transport passengers between the Las Vegas Convention Center and Wynn Resort Hotel. The LVCC entrance to the tunnel is proposed within an existing parking lot located at the northeast corner of Paradise Road and Desert Inn Road. Setbacks for the LVCC tunnel entrance are approximately 130 north of Desert Inn Road and 250 feet east of Paradise Road. The 0.6 mile tunnel will arch southwest and run underground along the south side of the Desert Inn Road alignment, ultimately surfacing within an existing passenger loading/unloading area on the north side of Wynn Resort Hotel with direct access into Encore Resort Hotel. Setbacks for the Wynn tunnel entrance are approximately 130 feet south of Desert Inn Road and 500 feet east of Las

Vegas Boulevard South. An emergency egress shaft is located midpoint along the tunnel on the south side of the Desert Inn Road alignment.

On the LVCC site, the proposed tunnel entrance will reduce the number of parking spaces by 25. As a result, 5,617 parking spaces will be available where 5,000 spaces are required for 2.5 million square feet of convention facilities. On the Wynn Resort Hotel site, the proposed tunnel entrance and passenger loading areas will not reduce the number of available parking spaces.

Landscaping

No changes to the landscaping are required or proposed.

Elevations

Options for the tunnel entrances include a ramp designed with a flat roof, which is 4 feet above the surface, and an igloo designed with a curved roof, which is 11 feet above the surface. Both ramp options are 80 feet long. At the Wynn Resort Hotel, the tunnel will connect to an existing loading/unloading area with a porte-cochere.

Signage

Signage is not a part of this request.

Applicant’s Justification

According to the applicant, this project will provide quick, environmentally friendly, and efficient movement of people between the LVCC campus and Wynn Resort Hotel without disrupting activities occurring above ground. Benefits will include increasing the ease in which trade show attendees move between the LVCC and Wynn Resort Hotel and decreasing surface traffic. This innovative transportation system will be worthy of Las Vegas visitors’ expectations.

Prior Land Use Requests

LVCC (162-10-401-005)

Application Number	Request	Action	Date
ADR-19-900879	Modified the entrances for an approved campus wide people mover	Approved by ZA	January 2020
DR-19-0429	Entrance structures and an underground people mover system in conjunction with convention facility/exposition hall	Approved by BCC	July 2019
ADR-19-900090	Modified an existing pedestrian bridge over Paradise Road	Approved by ZA	March 2019
ZC-1627-97	Reclassified portions of the site to P-F zoning with a use permit for a convention center	Approved by BCC	October 1997

Many land use requests were approved on the subject parcel; however, these are the most relevant applications.

Wynn Resort Hotel (162-09-412-001; 162-16-117-047; 162-16-512-001; & 162-16-613-005)

Application Number	Request	Action	Date
ADR-18-900801	Building addition and exterior modifications to a resort hotel (Wynn)	Approved by ZA	December 2018
VS-18-0527	Vacated and abandoned a portion of Sands Avenue	Approved by PC	September 2018
WC-18-400073 (UC-0669-17)	Waived conditions of a use permit to enter into a development agreement	Approved by BCC	May 2018
DR-18-0031	Modified a comprehensive sign plan	Approved by BCC	March 2018
AR-17-400175 (DR-0745-15)	Second application for review of a manmade decorative water feature	Approved by BCC	February 2018
AR-17-400176 (UC-0817-16)	First application for review of an outdoor fountain show	Approved by BCC	February 2018
UC-0669-17	Convention facility expansion and manmade lake (lagoon)	Approved by BCC	October 2017
UC-0817-16	Allowed an outdoor fountain show and reduced parking subject to 1 year for review of the outdoor fountain show	Approved by BCC	January 2017
DR-0745-15 (AR-0164-16)	First application for review of a manmade decorative water feature subject until January 4, 2018 for review to correspond with UC-0817-16	Approved by BCC	January 2017
UC-0524-16	Modified an approved comprehensive sign package	Approved by BCC	September 2016
UC-0881-15	Proposed shopping center addition to a resort hotel (Wynn) with reduced setbacks for various proposed improvements	Approved by BCC	February 2016
DR-0745-15	Decorative manmade water feature subject to 1 year to review to assess any potential impacts to the pedestrian access easement/sidewalk	Approved by BCC	December 2015
UC-0571-11	Membrane tent for temporary outdoor commercial event (Encore Beach Club)	Approved by PC	January 2012
DR-0483-10	Convention facility addition to a resort hotel (Wynn)	Approved by BCC	November 2010
UC-0448-09	Outside bar/nightclub with a swimming pool (Encore Beach Club)	Approved by BCC	September 2009
DR-0055-07	Revisions to a previously approved resort hotel (Wynn)	Approved by BCC	March 2007
TM-0509-06	Consolidated all parcels of the Wynn Resort complex under 1 commercial subdivision	Approved by BCC	January 2007
UC-1333-05	Theater expansion (Wynn)	Approved by PC	October 2005
UC-1952-05	Revisions to Encore Resort Hotel	Approved by BCC	February 2006

Wynn Resort Hotel (162-09-412-001; 162-16-117-047; 162-16-512-001; & 162-16-613-005)

Application Number	Request	Action	Date
UC-1606-04	Encore Resort Hotel	Approved by BCC	November 2004
UC-0301-02	Revisions to Wynn Resort Hotel	Approved by BCC	May 2002
UC-0890-01	Wynn Resort Hotel	Approved by BCC	September 2001
DR-0745-15	Decorative manmade water feature subject to 1 year to review to assess any potential impacts to the pedestrian access easement/sidewalk	Approved by BCC	December 2015
UC-0571-11	Membrane tent for temporary outdoor commercial event (Encore Beach Club)	Approved by PC	January 2012
DR-0483-10	Convention facility addition to a resort hotel (Wynn)	Approved by BCC	November 2010
UC-0448-09	Outside bar/nightclub with a swimming pool (Encore Beach Club)	Approved by BCC	September 2009
DR-0055-07	Revisions to a previously approved resort hotel (Wynn)	Approved by BCC	March 2007
TM-0509-06	Consolidated all parcels of the Wynn Resort complex under 1 commercial subdivision	Approved by BCC	January 2007
UC-1333-05	Theater expansion (Wynn)	Approved by PC	October 2005
UC-1952-05	Revisions to Encore Resort Hotel	Approved by BCC	February 2006
UC-1606-04	Encore Resort Hotel	Approved by BCC	November 2004
UC-0301-02	Revisions to Wynn Resort Hotel	Approved by BCC	May 2002
UC-0890-01	Wynn Resort Hotel	Approved by BCC	September 2001

Many land use requests were approved on the subject parcels; however, these are the most relevant applications.

Surrounding Land Use
LVCC (162-10-401-005)

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist & Public Facilities	H-1 & P-F	Westgate Resort Hotel & portions of the convention center
South	Public Facilities	P-F	Portions of the convention center
East	Public Facilities & Commercial General	P-F, C-2, & R-1	Portions of the convention center & Las Vegas Country Club
West	Commercial Tourist & Public Facilities	H-1 & P-F	Commercial development & portions of the convention center

Wynn Resort Hotel (162-09-412-001; 162-16-117-047; 162-16-512-001; & 162-16-613-005)

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist & Institutional	H-1	Shopping center, place of worship (Guardian Angel Cathedral), & multiple family residential
South	Commercial Tourist & Public Facilities	H-1	Palazzo & Venetian Resort Hotels, & electrical substation
East	Commercial Tourist & Public Facilities	H-1	Multiple family residential, commercial development, & convention center
West	Commercial Tourist	H-1	Undeveloped & the Fashion Show Mall

Related Applications

Application Number	Request
DR-20-0261	Design review for entrances and an underground people mover system connecting the LVCC to Resorts World Resort Hotel 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

The proposed entrances to the underground people mover system are low-profile and will blend in with the existing and future architecture of the LVCC and Wynn Resort Hotel. On the LVCC site, the entrance ramp will be located within a parking lot, and is set back from the adjacent right-of-way, which will reduce visibility of the entrance. On the Wynn Resort Hotel site, the entrance ramp will connect to an existing passenger loading/unloading area; therefore, the visibility from the public right-of-way and adjacent properties will be reduced by existing structures and street landscaping. Lastly, the overall people mover system complies with several policies in the Comprehensive Master Plan. For example, Urban Specific Policy 28 encourages unique transportation opportunities; Policy 1 encourages growth patterns that reduce automobile dependence, support alternative modes of transportation, and reduce air pollution; and Winchester/Paradise Specific Policy 10 encourages both public and private transit systems in the Resort Corridor. As a result, 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

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that additional land use applications may be required for final tunnel entrance/exit design; 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.

Clark County Water Reclamation District (CCWRD)

- The CCWRD requires submittal of civil improvement plans for review and approval by the CCWRD; and that you may find instructions for submitting a Point of Connection (POC) request on the CCWRD's website, if a POC is required.

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PROTESTS:

APPLICANT: LAS VEGAS CONVENTION AND VISITORS AUTHORITY

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