



REVISED

Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, Nv 89142

February 22, 2022

6:00pm

AGENDA

Note:

- 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 Victoria Bonner at 02-335-9205.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/WinchesterTAB>

Board/Council Members: Robert Mikes, Chairperson
Judith Siegel
John Delibos
Patrick Becker

Secretary: Victoria Bonner, 702-335-9205, and victoriabelleb@gmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Beatriz Martinez, 702-455-0560, and beatriz.martinez@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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 February 8, 2022. (For possible action)
- IV. Approval of the Agenda for February 22, 2022 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

VI. Planning and Zoning

1. **WS-21-0719-DWW SAHARA, LLC:**

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative screening and landscaping; **2)** required trash enclosure; and **3)** alternative driveway geometrics.

DESIGN REVIEW for a proposed parking lot for new vehicle inventory storage and employee parking area in conjunction with an existing automobile sales facility on a portion of 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue, 650 feet east of Mojave Road within Winchester. TS/al/jo (For possible action) 03/01/22 PC

2. **UC-22-0044-LV-PCPS, LLC & LV-AM, LLC:**

USE PERMIT for deviations as shown per plans on file in conjunction with a resort hotel (Sahara). **DEVIATIONS** for the following: **1)** alternative street landscaping; **2)** increase fence height; and **3)** all other deviations as depicted per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** reduce the setback for an access gate; and **3)** allow non-standard improvements within the future right-of-way (Las Vegas Boulevard South).

DESIGN REVIEW for changes and modifications to an approved resort hotel on 17.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southeast corner of Las Vegas Boulevard South and Sahara Avenue within Winchester. TS/md/jo (For possible action)

03/16/22 BCC

VII. General Business

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/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.

IX. Next Meeting Date: March 8, 2022.

X. Adjournment.

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

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

<https://notice.nv.gov>



Winchester Town Advisory Board

February 8, 2022

MINUTES

Board Members: Robert O. Mikes, Jr. – Chair – Present
John Delibos – Present
Judith Siegel – Present
Patrick Becker - Present

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

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

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions
Beatriz Martinez; Town Liaison; Victoria Bonner: Secretary; Brady Burnhart; Planning. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of January 11, 2021 Minutes
Moved by: Delibos
Approve
Vote: 4-0 Unanimous
- IV. Approval of Agenda for February 8, 2022
Moved by: Delibos
Hold the first item to next meeting.
Vote: 4-0 Unanimous
- V. Informational Items
- VI. Planning & Zoning:
 1. **WS-21-0719-DWW SAHARA, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative screening and landscaping; **2)** required trash enclosure; and **3)** alternative driveway geometrics.
DESIGN REVIEW for a proposed parking lot for new vehicle inventory storage and employee

parking area in conjunction with an existing automobile sales facility on a portion of 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue, 650 feet east of Mojave Road within Winchester. TS/al/jo (For possible action) 02/01/22PC

Hold item to next meeting

2. **UC-22-0021-LV – PCPS, LLC & LV – AM, LLC:**
USE PERMIT for deviations as shown per plans on file in conjunction with a resort hotel (Sahara).

DEVIATIONS for the following: **1)** reduced setbacks; **2)** reduce separation between animated signs; **3)** increase the number of directional signs; **4)** increase the area of directional signs; and **5)** deviations as shown per plans on file.

WAIVER OF DEVELOPMENT STANDARDS to permit roof signs.

DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign plan for a resort hotel (Sahara); **2)** increase the area of freestanding signs; **3)** increase the area of wall signs; **4)** increase the area of hanging signs; **5)** increase the number of animated signs; **6)** increase the area of animated signs; and **7)** decorative entry feature on 17.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southeast corner of Las Vegas Boulevard South and Sahara Avenue within Winchester. TS/md/jo (For possible action)

Approve with staff conditions

Moved By- Delibos

Vote: 4-0 Unanimous

VII. General Business

B.M invited the community to Covid Drive Up testing at the Winchester Cultural Center. This will be held on February 26th from 10 a.m. to 12 p.m. Virtual Town Hall. This will be held on February 23rd at 5:30 p.m.

VII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be February 22, 2022

IX. Adjournment

The meeting was adjourned at 6:20 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., FEBRUARY 22, 2022**

03/01/22 PC

1. **WS-21-0719-DWW SAHARA, LLC:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative screening and landscaping; 2) required trash enclosure; and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed parking lot for new vehicle inventory storage and employee parking area in conjunction with an existing automobile sales facility on a portion of 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue, 650 feet east of Mojave Road within Winchester. TS/al/jo (For possible action)

03/16/22 BCC

2. **UC-22-0044-LV-PCPS, LLC & LV-AM, LLC:**
USE PERMIT for deviations as shown per plans on file in conjunction with a resort hotel (Sahara).
DEVIATIONS for the following: 1) alternative street landscaping; 2) increase fence height; and 3) all other deviations as depicted per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce the setback for an access gate; and 3) allow non-standard improvements within the future right-of-way (Las Vegas Boulevard South).
DESIGN REVIEW for changes and modifications to an approved resort hotel on 17.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southeast corner of Las Vegas Boulevard South and Sahara Avenue within Winchester. TS/md/jo (For possible action)

03/01/22 PC AGENDA SHEET

PARKING LOT/VEHICLE STORAGE AREA
(TITLE 30)

SAHARA AVE/MOJAVE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0719-DWW SAHARA, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative screening and landscaping; 2) required trash enclosure; and 3) alternative driveway geometrics.

DESIGN REVIEW for a proposed parking lot for new vehicle inventory storage and employee parking area in conjunction with an existing automobile sales facility on a portion of 4.3 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Sahara Avenue, 650 feet east of Mojave Road within Winchester. TS/al/jo (For possible action)

RELATED INFORMATION:

APN:

162-12-502-011 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Waive the required street landscaping along an arterial street (Sahara Avenue) where a 15 foot wide landscape area with an existing attached sidewalk per Section 30.64.030 is required.
- b. Waive the required street landscaping along a local street (Glen Avenue) where a 6 foot wide landscape area with an attached sidewalk per Figure 30.64-13 is required.
- c. Waive parking lot landscaping on a portion of the site where required per Figure 30.64-14.
- d. Waive landscaping adjacent to a less intense use along the southern property line where required per Figure 30.64-11.
2. Waive the required trash enclosure.
3. Reduce the departure distance from an intersection to 82 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 57% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.3 (portion)
- Project Type: Parking lot for new vehicle storage and employee parking
- Parking Provided: 250

Site Plans

The owner/applicant owns a vehicle sales facility on the approximate 4 acres to the west of this site. The plans depict the development of the north half of the subject parcel for the purpose of vehicle inventory storage and employee parking area in conjunction with the vehicle sales facility to the west. This parcel is undeveloped and unpaved, and the applicant intends to pave a portion of the parcel and integrate it with the existing vehicle sales facility with cross-access. The plans depict a new commercial driveway on the northeast portion of the site with an access control gate set back 50 feet from Glen Avenue, which will remain closed when not needed to access the site. The site will provide 250 vehicle spaces to be used for inventory storage and employee parking. The cross-access between both parcels is shown approximately halfway down the parcel. The southern half of this parcel will remain undeveloped and will not be utilized for any parking.

Landscaping

Per the request, no live landscaping is proposed. However, a 6 foot wide area with groundcover and decorative rock is proposed along Sahara Avenue and Glen Avenue.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the parking lot is in conjunction with the adjacent existing automobile dealership. The project proposes a commercial driveway with 250 vehicle spaces of paved parking with parking lot lights. The applicant is requesting the waiver of street landscaping due to a number of extensive utility easements that preclude the installation of landscaping along both streets. Since the parking lot is intended to be a non-public storage area for vehicles, the applicant is requesting no parking lot landscaping be required. The landscaping required adjacent to a less intense use is located along the southern boundary of the site, which will remain undeveloped at this time. A trash enclosure is not needed for this site since a trash enclosure is provided with the existing adjacent vehicle sales facility. The request for the alternative driveway throat depth and departure distance are for a proposed driveway that will only be used occasionally and will not affect traffic on the public streets. The plans are similar to plans that were submitted for projects that have been previously approved for this site.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|----------------|
| WS-0104-16 | Request to waive parking lot landscaping for a parking lot intended as inventory storage and employee parking - expired | Approved by PC | April 2016 |
| WS-0690-08 | Request to waive parking lot landscaping for a parking lot intended as inventory storage and employee parking - expired | Approved by PC | September 2008 |
| UC-1335-01 | Auto sales facility - expired | Approved by PC | November 2001 |
| ZC-003-92 | Reclassified to C-2 zoning for a mini-warehouse development and shopping center | Approved by BCC | March 1992 |

Surrounding Land Use

| | Planned land Use Category | Zoning District | Existing Land Use |
|-------|---------------------------------------|-----------------|---|
| North | City of Las Vegas | C-2 & R-2 | Parking lot & automobile dealership |
| South | Compact Neighborhood (up to 18 du/ac) | R-3 | Single family residential (Townhouse) development |
| East | Corridor Mixed-Use | C-2 | Mini-warehouse facility |
| West | Corridor Mixed-Use | C-2 | Automobile dealership |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 #1a & #1b

The existing utility easements along Sahara Avenue and Glen Avenue preclude the installation of most landscaping along these streets. Similar requests to waive landscaping along these streets have been approved with prior land use applications for this site. Given the existing easements along the streets, there is no landscaping along the street adjacent to the property to the west, and due to a past history to waive landscaping on this site, staff has no objection to these waivers; however, since staff does not support the design review, staff does not support this request.

Waiver of Development Standards #1c

Staff cannot support the waiver of parking lot landscaping. There is no functional reason why parking lot landscaping cannot be provided throughout the parking area. The sales facility to the west provided parking lot landscaping. The vehicle storage is intended to be a permanent use; therefore, staff would recommend parking lot landscaping to enhance the visual aspect to the overall site. Without landscaping to break-up the parking area this parking lot will consist of a large, paved area that will contribute to the heat island effect. Lack of landscaping will increase dust in the area and increase storm water runoff during storm events; therefore, staff finds the lack of parking lot landscaping will have a negative impact on the community and does not support this waiver.

Waiver of Development Standards #1d

Since only the northern portion of the site is being developed at this time and the southern portion, which is closest to the existing residential development is not, staff can support this waiver in conjunction with the proposed parking lot. However, this waiver would only be in conjunction with the proposed parking lot, any future development of the southern portion of this site would require a landscape buffer adjacent to the existing residential use.

Waiver of Development standards #2

Staff can also support the waiver to not provide the required trash enclosure since this parcel is a functional extension of the sales facility to the west. Immediately to the west are 2 trash enclosures that can be used for refuse. Since this parcel will be used for storage of vehicles for the sales facility to the west and this portion of the overall development is not open to the public, staff does not anticipate any practical issues with refuse collection; however, since staff does not support the design review, staff does not support this request.

Design Review

Staff finds this request is in keeping with the commercial, auto related land use character of the area that has been established along this corridor. The proposed site improvements will not adversely affect the traffic conditions, or the character of the neighborhood. However, staff finds the lack of parking lot landscaping will have a negative impact of the community with increase to the heat island effect, dust and storm water runoff. Since staff does not support the waiver for parking lot landscaping, staff cannot support the design review for the project.

Public Works - Development Review

Waiver of Development Standards # 3

Staff cannot support the reduction of the departure distance along Glen Avenue. Staff has concerns with the close proximity of the proposed driveway to the existing driveway to the east. Traffic from 2 driveways will be in direct conflict causing potential collisions that will be made worse due to the curve of the road. Additionally, the site is an expansion of the auto dealership to the west, making cross access a viable option in lieu of adding a driveway.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Right-of-way dedication to the back of sidewalk;
- Applicant is advised that off-site improvement permits may be required.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: February 1, 2022 – HELD – To 03/01/22 – per the applicant.

APPLICANT: DWW SAHARA LLC

CONTACT: PETYA BALOVA, BALOVA ENGINEERING, 7495 WEST AZURE DRIVE SUITE 140-C, LAS VEGAS, NV 89130



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | | |
|--|---|--|--|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) 475 <input checked="" type="checkbox"/> DESIGN REVIEW (DR) 675 <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) | STAFF APP. NUMBER: <u>WS 21-0719</u> DATE FILED: <u>12-13-21</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>1-11-22</u> PC MEETING DATE: <u>2-1-22</u> BCC MEETING DATE: <u>—</u> FEE: <u>\$1,150⁰²</u> | | |
| | | PROPERTY OWNER NAME: <u>D W W SAHARA, LLC</u> ADDRESS: <u>1645 VILLAGE CENTER CIRCLE #170</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>949-503-3400</u> CELL: <u>949-307-6883</u> E-MAIL: <u>cgriffin@loganam.com</u> | |
| | APPLICANT NAME: <u>TOYOTA OF LAS VEGAS DWV SAHARA, LLC</u> (PB) ADDRESS: <u>3255 EAST SAHARA AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>949-503-3400</u> CELL: <u>949-307-6883</u> E-MAIL: <u>cgriffin@loganam.com</u> REF CONTACT ID #: _____ | | |
| | | CORRESPONDENT NAME: <u>PETYA BALOVA P.E., BALOVA ENGINEERING PLLC</u> ADDRESS: <u>7595 WEST AZURE DRIVE, SUITE 140</u> CITY: <u>las vegas</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>702-682-1706</u> CELL: <u>702-682-1706</u> E-MAIL: <u>petya@balovaengineering.com</u> REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 162-12-502-011

PROPERTY ADDRESS and/or CROSS STREETS: 3255 EAST SAHARA AVE, LAS VEGAS NV 89104

PROJECT DESCRIPTION: PARKING/AUTO STORAGE ADJACENT TO EXISTING AUTO DEALERSHIP

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

Property Owner (Signature)* [Signature]

Property Owner (Print) Judy Friedman

STATE OF Arizona
COUNTY OF Maricopa

SUBSCRIBED AND SWORN BEFORE ME ON August 17, 2021 (DATE)

By [Signature]
NOTARY PUBLIC:



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

APR-21-101248



November 10, 2021

Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas, NV 89155

Re: TOYOTA OF LAS VEGAS
PARKING LOT AND VEHICLE DISPLAY
APN 162-12-502-011

The purpose of this letter is to request design review and waivers of development standards for a parking lot in conjunction with an existing auto dealership. The current Clark County zoning classification of the parcel is C-2 (General Commercial) and is designated as CG (Commercial General) in the Planned Land Use. A prior land use application (WS-0104-16) was approved with conditions as per the NOFA. The parcel was not improved at that time and the permit expired. They wish to reinstate the land use process and go forward at this time.

We are requesting the following:

| |
|---------------|
| DESIGN REVIEW |
|---------------|

The proposed parking lot will be located on a 2.2-acre portion of a 4.26-acre parcel, located to the east of the existing Toyota of Las Vegas Dealership located on Sahara and Glen. Both are public right-of-way streets with full offsites. The project proposes a commercial driveway, adding approximately 26 feet of wrought iron fence along the eastern property line. This will be constructed in such a manner as to improve security and visibility to the site as well as to maintain visibility along the roadway. Access will also be restricted by jersey rails or a chainlink fence on site, along the south side of the paved area. An approximately 24" flood wall will be constructed along back of sidewalk.

250-spaces of paved parking with area lights to match the existing lights in the existing lot will be constructed. The parking lot will be used for storage of inventory only. Parking analysis is included on the attached Site Plan. Access will be restricted by swing arms, setback approximately 50 feet from the right-of-way line on Glen Avenue. They will be equipped with lock box and will remain closed at all times except when driveway is used for vehicle deliveries. Customers will have no access to the storage yard.

Prior land use applications: (WS-0690-08, WS-0104-16) were approved for a similar request but the east parcel was not developed per plans and the permits expired. Previous to that (WS-0690-08) land use process the site was intended to be developed as a portion of the mini warehouse and retail area located to the east of the property. This has led to a number of unintentional utility easements encumbering the portion of the property adjacent to the street (as shown on the site plan).

WAIVERS OF DEVELOPMENT STANDARDS :

1. Parking lot landscaping
2. Street landscaping as required
3. Trash enclosure
4. Throat depth
5. Departure distance

1. We are requesting waivers to the Development Code regarding landscaping requirements: The street buffer and the onsite landscaping islands in the parking areas. As shown on the attached site plan, there are a number of existing utility easements (as noted prior) in place, underlying the area generally utilized as a landscape buffer. Due to the extensive utility easements in place, LVVWD staff requested that we avoid any trees in the area and minimize shrubs and restrict the landscape to decorative rock and native grasses to avoid root damage issues or potential for damage to existing utilities with the landscape install process.
2. We are asking for a six-foot buffer to be installed, using decorative rock. As this will be a nonpublic storage area for presale automobiles, we are requesting to continue the waivers previously granted for not requiring the standard parking lot landscaping islands. The last notice of final action dated April 13, 2016 allowed both this and the use of non organic landscaping buffer to the street side of the parcel. We ask to continue this on the request as well.
3. Trash enclosure is not needed here because one has been provided on the main lot.
4. The subject lot will be used for vehicle inventory and the gate, which is offset 50 feet will remain closed.
5. A departure distance of 88 feet, where 190 feet is required. Justification: unique configuration of the intersection, large corner radius, and sight visibility provided

If you require further information, please feel free to contact me at (702) 682-1706.

Sincerely,

Petya Balova

Petya Balova, P.E.
Balova Engineering

RESORT HOTEL
(TITLE 30)

LAS VEGAS BLVD S/SAHARA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0044-LV-PCPS, LLC & LV-AM, LLC:

USE PERMIT for deviations as shown per plans on file in conjunction with a resort hotel (Sahara).

DEVIATIONS for the following: **1)** alternative street landscaping; **2)** increase fence height, and **3)** all other deviations as depicted per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** reduce the setback for an access gate; and **3)** allow non-standard improvements within the future right-of-way (Las Vegas Boulevard South).

DESIGN REVIEW for changes and modifications to an approved resort hotel on 17.5 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the southeast corner of Las Vegas Boulevard South and Sahara Avenue within Winchester. TS/md/jo (For possible action)

RELATED INFORMATION:

APN:

162-09-502-001

DEVIATIONS:

1. Allow alternative landscaping along the street frontage (Las Vegas Boulevard South and Paradise Road) where required per Table 30.64-2, Figure 30.64-17, and Figure 30.64-18.
2.
 - a. Increase fence height up to 8 feet within the future front setback along Las Vegas Boulevard South where a maximum height of 3 feet is permitted per Section 30.64.020 (a 166.7% increase).
 - b. Increase fence height up to 8 feet within the setback along Las Vegas Boulevard South and Paradise Road where a maximum fence height of 3 feet is permitted per Section 30.64.020 (a 166.7% increase).
3. Permit all other deviations per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the front setback from a future property line and future right-of-way line along Las Vegas Boulevard South to zero feet where a minimum of 10 feet is required per Table 30.40-7 and Section 30.56.040 (a 100% reduction).
 - b. Reduce the required special setback for Las Vegas Boulevard South to zero feet where 25 feet from the future back of curb or 10 feet from the future property line is required per Section 30.56.060 (a 100% reduction).

- c. Reduce the setback from the property line and right-of-way line along Paradise Road to zero feet where a minimum of 10 feet is required per Table 30.40-7 and Section 30.56.040 (a 100% reduction).
2. Reduce the setback for an access gate to zero feet where access gates shall be set back 18 feet if the gates remain open during business hours per Section 30.64.020.
3. Allow non-standard improvements (landscaping and decorative fence) within the future right-of-way (Las Vegas Boulevard South) where not permitted per Chapter 30.52.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2535 Las Vegas Boulevard South
- Site Acreage: 17.5
- Project Type: Modifications to an approved resort hotel

Site Plan & Request

This is a request for revisions and additions to an existing resort hotel, the Sahara (formerly the SLS Resort Hotel). This application addresses changes and modifications to the existing site consisting of a 2 level podium plus mezzanine and basement, 3 hotel guestroom towers, a multi-level parking structure, and central plant. The proposed changes and modifications are necessary to enhance the quality and safety of the resort hotel and the surrounding resort properties.

The first modification consists of a new fence featuring decorative wrought iron (5 feet high) with intermittent masonry pylons measuring 8 feet in height which will be constructed adjacent to Las Vegas Boulevard South and Paradise Road. The decorative fence measures approximately 293.5 feet in linear length along Las Vegas Boulevard South and 703 feet in length along Paradise Road. The decorative fence will be located within the existing street landscape areas, necessitating a deviation for alternative street landscaping. Deviations are also required to reduce the setback and increase the height for the proposed fence. A portion of the decorative fence measuring 128 feet in length, located at the southwest portion of the site adjacent to Las Vegas Boulevard South, encroaches into the future right-of-way. The encroachment into the future right-of-way requires an application for non-standard improvements within the right-of-way. The decorative fence is also proposed along the southwest portion of the project site, measuring 274.5 feet in length.

The second site modification includes a proposed 40 foot wide access gate (20 feet for each partition) adjacent to the existing loading dock along Paradise Road. The access gate measures 5 feet in height and will remain open from 4:00 a.m. to 3:00 p.m., when the adjacent warehouse docks are open. The access gate is set back zero feet from Paradise Road, requiring a waiver of development standards.

Landscaping

The landscape plans depict the addition of a round-about drive aisle located within the interior of the property, adjacent to the porte-cochere at the southwest portion of the site, to ease existing cross traffic circulation for the resort hotel. The proposed landscape planter areas within the interior of the site, immediately south of the porte-cochere and west of the parking garage, consist of 24 inch to 60 inch box medium and large trees, in addition to shrubs and groundcover. Landscape improvements will be made to the entrance to the resort hotel along Paradise Road, featuring the relocation of an existing palm tree and several proposed large trees. Additional landscaping consisting of shrubs and groundcover, will also be planted along Las Vegas Boulevard South, and is part of the application for non-standard improvements within the right-of-way.

Elevations

The plans depict an existing parking structure (garage) measuring up to 82 feet in height. Decorative perforated metal screens will be surface mounted to the existing façade within the following areas, as listed within the table below:

| Elevation | Area (square feet) of decorative screen |
|---|--|
| West (oriented towards Las Vegas Boulevard South) | 9,416 |
| South (facing towards undeveloped parcel) | 7,150 |
| East (facing towards Paradise Road) | 9,520 |
| North (oriented towards Paradise Road) | 1,675 |

The decorative perforated metal screens feature several colors, consisting of copper, champagne, and bronze. LED accent lighting is also featured on the decorative screens to distinguish the transition between the colors utilized on the façade of the parking structure.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states proposed improvements are primarily being requested to prevent crossover pedestrian traffic through the busy drive aisles near the new porte-cochere at the main entry and to encourage all foot traffic to remain safe within the dedicated pedestrian easement on Las Vegas Boulevard South. The same fencing improvements are being requested on Paradise Road to help deter the frequent intrusion of problematic pedestrians who are not guests of the resort. The wrought iron fencing is of unique design and will be of high quality construction throughout. The setback reductions are necessary due to the existing conditions of the constricted site area. The perforated decorative metal panels being added to the parking garages at both sides of the site will provide a welcomed redress to the appearance of these commonplace structures. The requested improvements will enhance the quality and safety of the resort and the surrounding community. There is no impact to public utilities or services. The proposed improvements are consistent with previous approvals for similar resort properties within the Resort Corridor. The street frontage improvements are slated to commence construction in 2022

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|----------------|
| UC-22-0021 | Modifications to an approved comprehensive sign plan | Pending 3/2 BCC | March 2022 |
| ADR-20-900123 | Restaurant addition | Approved by ZA | March 2020 |
| WS-19-0803 | Reduced setbacks and permit non-standard improvements within the right-of-way, and design reviews for the renovation of a porte-cochere, water feature, site additions and enhancements | Approved by BCC | November 2019 |
| DR-19-0555 | Expansion and renovation of outdoor pool area | Approved by BCC | September 2019 |
| DR-19-0417 | Amended a comprehensive sign plan | Approved by BCC | July 2019 |
| UC-0275-16 | Reduced parking for the SLS Resort Hotel | Approved by BCC | May 2016 |
| UC-0222-16 | Increased building height and an amended sign plan for the SLS Resort Hotel | Approved by BCC | May 2016 |
| UC-0789-13 | Comprehensive sign plan for the SLS Resort Hotel | Approved by BCC | January 2014 |
| UC-0416-11 | Additions, revisions, and remodel of an existing resort hotel (SLS Las Vegas formerly Sahara) | Approved by BCC | November 2011 |
| UC-1498-07 | Additions and revisions to an existing resort hotel including a new hotel tower | Approved by BCC | February 2008 |
| UC-1013-99 | Additions and modifications to a resort hotel | Approved by PC | September 1999 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---------------------------|-----------------|---|
| North | City of Las Vegas | C-1 & C-2 | Commercial development |
| South | Entertainment Mixed-Use | H-1 | Undeveloped |
| East | Entertainment Mixed-Use | H-1 | Parking lot & multiple family residential |
| West | Entertainment Mixed-Use | H-1 | Rock-N-Rio outdoor events facility |

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must

establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

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.

Deviations & Waiver of Development Standards #1

The applicant is required to dedicate a portion of the property to accommodate a proportionate share of a 200 foot wide right-of-way on Las Vegas Boulevard South according to Title 30 and the Master Plan. Until the dedication of right-of-way occurs, staff has no objection to the proposed reduction in setback from the future right-of-way. The proposed fence, consisting of decorative wrought iron and masonry pylons, will enhance the aesthetics of the street frontage along Las Vegas Boulevard South and Paradise Road. Staff does not have any objection to the reduced setbacks or the height increase to the fence adjacent to the public right-of-way. Therefore, staff recommends approval.

Design Review

Staff finds the proposed changes and modifications to the project are consistent and compatible with previous approvals for the project and other developments in the area. The proposed modifications are in response to changes in trends within the resort community, in addition to the current improvements to the project site. The proposed changes also reflect the new goals and direction the current owners have for the property. Therefore, staff recommends approval of the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the service vehicle only gates on Paradise Road not being setback a minimum of 18 feet as the gates will be open at all times that the loading docks are open and on-site security can quickly resolve any on-site queuing problems that arise. With appropriate signage adjacent to the gates indicating what the hours are for deliveries, staff can support the request.

Waiver of Development Standards #3

The applicant is required to dedicate a portion of its property in order to accommodate a proportionate share of a 200 foot wide right-of-way on Las Vegas Boulevard South according to Title 30 and the Clark County Transportation Element. Staff has no objection to deferring the dedication as long as the applicant enters into a future dedication agreement with the County which contains a provision that the dedication will occur automatically upon a specified date, as determined by the County, or automatically at the time of future development, whichever occurs first. Until the dedication occurs, staff has no objection to the proposed non-standard improvements (structures and landscaping) within the future right-of-way.

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 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 the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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

- Post signage in a conspicuous location adjacent to the gates to indicate the hours of the service entrance;
- Owner acknowledges that the proposed non-standard improvements (buildings, structures, and improvements) are within a portion of the area planned for a 200 foot wide right-of-way per Title 30 and the Clark County Transportation Element;
- Future applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner, or its successors, to grant easements or dedicate its proportionate share of all or portions of the planned right-of-way for Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;
- Owners or its successors shall remove any non-standard improvements (buildings, structures, and improvements) related to this application or any future applications within the planned right-of-way at its own expense, in the event dedication of the planned right-of-way is required.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DOUG WALTON

CONTACT: DOUG WALTON, 4810 W. UNIVERSITY AVENUE, LAS VEGAS, NV 89103





LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

| | | | |
|--|-----------------------|--|--|
| <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #) | STAFF | DATE FILED: <u>1/26/22</u> PLANNER ASSIGNED: <u>MND</u> ACCEPTED BY: <u>MND</u> FEE: <u>\$1,825</u> CHECK #: <u>PACQUITA ENTERPRISE</u> COMMISSIONER: <u>SEGERBLUM</u> OVERLAY(S)? <u>-</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: <u>-</u> | APP. NUMBER: <u>22-0044</u> TAB/CAC: <u>WINCHESTER</u> TAB/CAC MTG DATE: <u>2/22/22</u> TIME: <u>6:00</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>3/16/22</u> ZONE / AE / RNP: <u>H-1 / NONE / NONE</u> PLANNED LAND USE: <u>EM</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</u> |
| | PROPERTY OWNER | NAME: <u>LV-PCPS LLC, LV-AM LLC, LV-MRPC LLC</u> ADDRESS: <u>2535 Las Vegas Blvd., South</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702 761 7703</u> CELL: <u>702 300 0955</u> E-MAIL: <u>paul.hobson@saharalasegas.com</u> | |
| | APPLICANT | NAME: <u>"Same"</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: <u>193645</u> | |
| | CORRESPONDENT | NAME: <u>Greg Borgel</u> ADDRESS: <u>300 S. Fourth Street, 14th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702 791 8219</u> CELL: <u>702 791 8219</u> E-MAIL: <u>gborgel@fclaw.com</u> REF CONTACT ID #: <u>172242</u> | |

ASSESSOR'S PARCEL NUMBER(S): 162-09-502-001
 PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd., South & Sahara Ave.
 PROJECT DESCRIPTION: SAHARA Las Vegas - Site Frontage Improvements

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

Paul Hobson
 Property Owner (Signature)* PAUL HOBSON
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON NOVEMBER 10, 2021 (DATE)
 By Paul Hobson
 NOTARY PUBLIC: Krystal Dunlap



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

JUSTIFICATION LETTER

UP-22-0044

Date: November 10, 2021 (*revised January 3, 2022*)

Project: **SAHARA LAS VEGAS / SITE FRONTAGE IMPROVEMENTS**

This Application is for **DESIGN REVIEW** for the **SAHARA Las Vegas** located at the SE corner of S. Las Vegas Blvd. and Sahara Ave.

Included under this application are new decorative fencing, enhanced landscaping, a new decorative gateway entry arch, decorative façade screens for the existing parking garages, and demolition / reconfiguration of an existing screen wall. This scope of Work occurs primarily along Las Vegas Blvd South and Paradise Road. Signage is not included under this application.

Please refer to the Overall Site Plan for the extent of frontage improvements.

Las Vegas Blvd South:

Improvements include a total of approx. 571 feet of 5' high linear wrought-iron decorative fencing with intermittent masonry pylons approx. 8' high. The new fencing will extend from the existing Parking Garage along the south property line to the main entry, then north along the property line to the underside of the Porte Cochere canopy following the existing pedestrian easement. Landscape enhancements will follow the fencing.

A new decorative entry arch with sparkling pin lights will span across the main vehicular entry access drive with two large decorative gateway masonry columns on each side approx. 25' high.

Decorative perforated metal screens will be surface mounted to the existing garage façade as described in the renderings. Colors to match. Approx. 9416 sf will face west towards LVBS; approx. 7150 sf will face south.

An existing free-standing screen wall of approx. 120 linear feet in front of the LVBS parking garage is being demolished and replaced with another screen wall of approx. 32 linear feet located between the south end of the Porte Cochere and existing garage. Enhanced landscaping is also being added in these areas.

Sightline drive access will be maintained as required by Public Works.

Paradise Road:

Improvements include a total of approx. 703 feet of 5' high linear wrought-iron decorative fencing with intermittent masonry pylons approx. 8' high. The new fencing will extend from the south property line north to the employee entrance at Sahara Ave. Openings will occur for vehicular access, utility access, and gates for maintenance and pedestrian access. Landscape enhancements will follow the fencing.

Decorative perforated metal screens will be surface mounted to the existing garage façade as described in the renderings. Colors to match. The decorative panels will be oriented east towards Paradise Road (approx. 9520 sf) and north (approx. 1675 sf) towards the property.

Sightline drive access will be maintained as required by Public Works.

Request for Deviations:

Deviation #1:

Fencing exceeding 3' height: Per 30.64.020, 1 (C), Fences and walls over 3 feet in height are not permitted within the required zoning district setbacks along a street unless required to buffer adjacent uses as approved by the Commission or Board. A deviation is required to permit the new linear 5' high decorative wrought iron fencing with intermittent 8' high masonry pylons on both Las Vegas Blvd South and Paradise Road.

Deviation #2:

2A: Setback reduction: Reduce the front (LVBS) and rear (Paradise Rd) setbacks for the proposed decorative wrought iron fencing with 8' masonry pylons to zero feet where a 10' setback is required.

2B: Setback reduction: Per 30.56.030, reduce the special setback required for structures (fencing) along Las Vegas Blvd South to zero feet where 10' is required. This also applies to the gateway arch and masonry pylons at the entry to the property from LVBS.

Request for Waiver of Development Standards:

Setback Reduction: Per Chapter 30.46.040, reduce the setback for the decorative wrought iron fence and intermediate masonry pylons from the Right-Of-Way at LVBS and Paradise Rd to zero feet where 10' is required.

The SAHARA Las Vegas Site Frontage Improvements are primarily being requested to prevent crossover pedestrian traffic through the busy drive aisles near the new Porte Cochere at the main entry and to encourage all foot traffic to remain safe within the dedicated pedestrian easement on LVBS. The same fencing improvements are being requested on Paradise Road to help deter the frequent intrusion of problematic pedestrians who are not guests of the resort. The wrought iron fencing is of unique design and will be of high-quality construction throughout. The setback reductions are necessary due to the existing conditions of the constricted site area.

The perforated decorative metal panels being added to the parking garages at both sides of the site will provide a welcomed redress to the appearance of these commonplace structures.

The requested improvements will enhance the quality and safety of the resort and the surrounding community. There is no impact to public utilities or services. This proposal is consistent with standards for approval for similar resort properties in the Strip Corridor. Frontage improvements are slated to commence construction in 2022