



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

April 30, 2024

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 Secretary Name at Secretary's Phone Number.
 - 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.
 - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: April Mench, Chairperson
 Dorothy Gold, Vice Chairperson
 Judith Siegel
 Cristhian Barneond
 Christopher Hooper

Secretary: Valerie Leiva, (702) 468-9839, and valerieleivaccnv@outlook.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 March 12, 2024. (For possible action)
- IV. Approval of the Agenda for April 30, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **ET-24-400036 (WS-21-0719)-DWW SAHARA, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME 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 CG (Commercial General) Zone. Generally located on the south side of Sahara Avenue, 650 feet east of Mojave Road within Winchester. TS/jm/ng (For possible action)

PC: 05/21/24

- 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 discussion, action, or vote may be taken on this agenda item. 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: May 14, 2024.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
3130 S. McLeod Dr., Las Vegas, NV 89121
<https://notice.nv.gov>



Winchester Town Advisory Board

March 12, 2024

MINUTES

Board Members:	Dorothy Gold – Member – PRESENT Judith Siegel – Member – ABSENT Christopher Hooper – Member – PRESENT	April Mench – Member – ABSENT Cristhian Barneond – Member – PRESENT
Secretary:	Valerie Leiva (702) 468-9839	valerieleivaccnv@outlook.com
County Liaison:	Beatriz Martinez (702) 455-0560	beatriz.martinez@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liaison, Roxy Pais – Planner, & Valerie Leiva – Secretary. The meeting was called to order at 6:00 p.m.

II. Public Comment: None

III. Approval of the February 27, 2024, Minutes.

Moved by: Barneond
Action: Approved
Vote: 3-0

IV. Approval of Agenda for March 12, 2024.

Moved by: Barneond
Action: Approved
Vote: 3-0

V. Informational Items:

New Title 30 virtual session at <https://www.transformclarkcounty.com>, open to the public on April 9th, at 9:30 a.m.

VI. Planning & Zoning

1. **UC-24-0027-ZAD INVESTMENT, LLC:**

USE PERMIT for an urgent care facility on 1.9 acres in a CG (Commercial General) Zone and the AE-60 Maryland Parkway Overlay (MPO) District. Generally located on the west side of Maryland Parkway, 830 feet south of Vegas Valley Drive within Winchester. TS/r/r/ng (For possible action)

Moved by: Barneond
Action: Approved
Vote: 3-0

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be March 26, 2024.

X. Adjournment

The meeting was adjourned at 6:08 p.m.

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400036 (WS-21-0719)-DWW SAHARA, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME 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 CG (Commercial General) Zone.

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

RELATED INFORMATION:

APN:

162-12-502-011

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 Plan

The owner/applicant owns a vehicle sales facility on the approximate 4 acres to the west of this site. The previously approved 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 was proposed along Sahara Avenue and Glen Avenue.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-21-0719:

Current Planning

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- 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.

Applicant's Justification

The applicant indicates they have worked diligently towards obtaining the necessary permits and construction documents. They are asking for an extension to obtain more time to continue through the necessary permit processes and begin construction. They have approved civil plans, approvals from the Water District, Clark County Fire, Water Reclamation District, and have addressed various easements.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0719	Waiver of development standards for alternative screening and landscaping, trash enclosure, alternative driveway geometrics, and design review for a parking lot	Approved by PC	April 2022
WS-0104-16	Waiver of development standards for alternative screening and landscaping, trash enclosure, and design review for a new parking lot	Approved by PC	April 2016
WS-0690-08	Waiver of development standards for alternative screening and landscaping, and design review for a new parking lot, building renovations, and signage	Approved by PC	September 2008
UC-1335-01	Auto sales facility and body shop and waiver of development standards for a non-decorative wall	Approved by PC	November 2001
VC-0860-97	Variance for outside storage of automobiles, recreational vehicle, and boat storage in conjunction with a mini-storage facility	Approved by PC	June 1997
VC-1009-94	Variance for outside storage on motor vehicles adding razor wire to the existing wall	Approved by PC	August 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Incorporated Clark County	R-2 (City of Las Vegas)	Parking lot
South	Compact Neighborhood (up to 18 du/ac)	RM18	Townhomes
East	Corridor Mixed-Use	CG	Self-storage
West	Corridor Mixed-Use	CG	Dealership

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The applicant has received approvals from Public Works (off-sites and improvement plans), Water Reclamation District, Water District, and Fire Department. Therefore, staff can support the request for an extension of time. However, staff may not be able to support future extension

of time requests if no progress has been made to obtain building permits and start the construction.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

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:

Comprehensive Planning

- Until April 19, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DWW SAHARA

CONTACT: BALOVA ENGINEERING PLLC, 7495 W. AZURE DRIVE, SUITE 140-C, LAS VEGAS, NV 89130

ET-24-400036



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-12-502-011

PROPERTY ADDRESS/ CROSS STREETS: 3255 East Sahara Ave. Las Vegas, NV 89104

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time for WS-21-0719, Toyota Parking Lot Expansion

PROPERTY OWNER INFORMATION

NAME: D W W SAHARA, LLC
ADDRESS: 645 Village Center Circle, Suite 170
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: (949) 503-3400 CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: D W W SAHARA, LLC
ADDRESS: 645 Village Center Circle, Suite 170
CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # _____
TELEPHONE: (949) 503-3400 CELL: _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Balova Engineering
ADDRESS: 7495 West Azure Drive, Suite 140
CITY: Las Vegas STATE: NV ZIP CODE: 89130 REF CONTACT ID # 167146
TELEPHONE: 702-682-1706 CELL 702-682-1706 EMAIL: petya@balovaengineering.com

*Correspondent will receive all communication on submitted application(s).

(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.


Property Owner (Signature)*

JAY FRANCIS
Property Owner (Print)

3-5-2024
Date

DEPARTMENT USE ONLY:

AC AR ET PUDD SN UC WS
 ADR AV PA SC TC VS ZC
 AG DR PUD SDR TM WC OTHER _____

APPLICATION # (s) ET-24-400036
PC MEETING DATE 5/21/24
BCC MEETING DATE _____
TAB/CAC LOCATION Winchester + Paradise

ACCEPTED BY MY
DATE 3/18/24
FEES _____
DATE 4/30/24 \$600



March 15, 2024

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

Re: EXTENSION OF TIME FOR WS-21-0719
TOYOTA OF LAS VEGAS
PARKING LOT AND VEHICLE DISPLAY
APN 162-12-502-011

The purpose of this letter is to request Extension of Time for WS-21-0719, approved by Clark County Planning Commissioners on April 17, 2022.

Following that approval we have worked diligently towards obtaining the necessary permits and construction documents, including but not limited to:

PW22-17385	Approved civil improvement plans and offsite permit issued 12/20/2023
23.775	CCWRD approval
FP22-11160	CC Fire Department approval
140782	LVVWD approval
SD-23-990041	Easement dedications for pedestrian access, public r/w, traffic etc.
Water easements	Easements for fire hydrant, RPPA, private utility easements
Sewer easements	Easements for public utilities
Bond	Posted
Dust permit	Will be applied for the week of March 18, 2024

We are respectfully requesting extension of time in order to obtain all necessary building permits and begin construction.

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

Sincerely,

Petya Balova, P.E.

Balova Engineering