



Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, NV 89142

September 28, 2021

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 702-335-9205.
 - 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 August 10, 2021. (For possible action)
- IV. Approval of the Agenda for September 28, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **UC-21-0472-EASTSIDE ACQUISITION, LLC:**
USE PERMIT to reduce the setback of a proposed vehicle wash.
DESIGN REVIEWS for the following: **1)** a vehicle wash; **2)** finished grade on 1.7 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Desert Inn Road and Pecos Road within Winchester. TS/jor/jd (For possible action) 10/20/21 BCC
 - 2. **WS-21-0465-TISHMAR, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: **1)** landscape improvements; and **2)** finished grade on a portion of 16.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Wilbur Clark DI East Road within Winchester. TS/md/jd (For possible action) 10/20/21 BCC
- VII. General Business
 - 1. Nominate and appoint a representative and alternate to the Community Development Advisory Committee (CDAC) for 2021/2022 (for possible action).
- 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: October 12, 2021.
- 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

August 10, 2021

MINUTES

Board Members: Robert O. Mikes, Jr. – Chair – **Excused**
Kenneth Dayton – Vice 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@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions
Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary, Shane Emer; Planning. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of July 27, 2021 Minutes
Moved by: Dayton
Approve as submitted
Vote: 3-0 Unanimous
- IV. Approval of Agenda for August 10 , 2021
Moved by: Dayton
Approve as submitted
Vote: 3-0 Unanimous
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)

VI. Planning & Zoning:

1. **AG-21-900376**: Receive a report on the Maryland Parkway Corridor Transit Oriented Development (TOD) Plan, and direct staff accordingly. (For possible action)

VII. General Business

- 1) Review previous fiscal year budget request(s) and take public input regarding suggestions for the next budget request(s)
 1. Funding for beautifying medians
 2. New Chairs
 3. Control encasement of homeless
- 2) Review the Transform Clark County land use plan map.(For discussion only)

VII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be August 31, 2021

IX. Adjournment

The meeting was adjourned at 7:17 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., SEPTEMBER 28, 2021**

10/20/21 BCC

1. **UC-21-0472-EASTSIDE ACQUISITION, LLC:**
USE PERMIT to reduce the setback of a proposed vehicle wash.
DESIGN REVIEWS for the following: **1)** a vehicle wash; **2)** finished grade on 1.7 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Desert Inn Road and Pecos Road within Winchester. TS/jor/jd (For possible action)

2. **WS-21-0465-TISHMAR, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: **1)** landscape improvements; and **2)** finished grade on a portion of 16.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Wilbur Clark DI East Road within Winchester. TS/md/jd (For possible action)

10/20/21 BCC AGENDA SHEET

VEHICLE WASH
(TITLE 30)

DESERT INN RD/PECOS RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0472-EASTSIDE ACQUISITION, LLC:

USE PERMIT to reduce the setback of a proposed vehicle wash.
DESIGN REVIEWS for the following: **1)** a vehicle wash; **2)** finished grade on 1.7 acres in a C-2 (General Commercial) Zone.

Generally located on the northwest corner of Desert Inn Road and Pecos Road within Winchester. TS/jor/jd (For possible action)

RELATED INFORMATION:

APN:
162-12-803-005; 162-12-803-006

USE PERMIT:
Reduce the setback of a vehicle wash from a residential use to 120 feet where 200 feet is required per Table 30.44-1 (a 40% decrease).

DESIGN REVIEWS:

1. Vehicle wash.
2. Increase finished grade to 58 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 222% increase).

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 3350 & 3388 E. Desert Inn Road
- Site Acreage: 1.7
- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 4,743 (vehicle wash building)
- Parking Required/Provided: 5/6

Site Plan

The site plan depicts 2 parcels APN 162-12-803-005 and APN 162-12-803-006 to be developed as a proposed vehicle wash establishment. APN 162-12-803-005 is located on the west half of the site, and APN 162-12-803-006 is located on the east half of the site. Both parcels are located on the northwest corner of Desert Inn Road and Pecos Road. Access to the site is located on the northeast corner of the project. Vehicles enter the commercial driveway at the northeast corner and head west along the north property line towards the 3 pay stations, the vehicles then head south toward the vehicle wash building. Vacuum stalls are located in the center of the development. The southwest corner of the development includes an exit only drive aisle with emergency egress gates.

The proposed setbacks are as follows: the vehicle wash building is set back 144 feet from the north property line (adjacent to an existing multiple family residential development) where 200 feet is required per Code, 86 feet from the east property line (adjacent to Pecos Road), 20 feet from the south property line (adjacent to Desert Inn Road), and 145 feet from the west property line. In addition, the vehicle wash building is set back 120 feet from the nearest residential use to the south of Desert Inn Road (100 foot wide arterial street). Although the nearest residential use is adjacent to the north property line, the proposed vehicle wash building is set back closer to the residential use south of Desert Inn Road.

Therefore, the applicant is requesting to reduce the setback of the proposed vehicle wash building to 120 feet from the nearest residential use to the south where 200 feet is required per Title 30. Furthermore, since the site slopes downward from west to east, the applicant is requesting to increase the finished grade to a maximum of 58 inches (where 18 inches is the maximum) along the eastern portion of the development in order to have a proper drainage and grading.

Landscaping

The plan shows a 17 foot to 25 foot wide landscape planter along the south property line with 36 inch box trees spaced every 15 feet, with shrubs and groundcover adjacent to an attached sidewalk. The eastside of the property includes a 17 foot to 40 foot wide landscape strip which also includes 36 inch box trees, shrubs, and groundcover. Landscaping is also adjacent to the eastern and western sides of the vehicle wash building and on the north side of the vacuum stalls. Lastly, the north property line includes a 15 foot wide intense landscape buffer that is set back 10 feet away from an existing 6 foot high CMU block wall. The intense landscape buffer includes a double row of 36 inch box trees, shrubs, and groundcover. Per the landscape plan, the landscaping along the west and north property lines are set back 10 feet. The applicant submitted a soils report stating that due to drainage and moisture protection, no landscaping shall be placed within these areas. In addition, no landscaping is proposed within 10 feet south of the building, north of the proposed RTC bus stop. The applicant is proposing decorative rock in these areas to support the appropriate drainage and moisture protection requirements. Sufficient amount of landscaping is still located throughout the entire site.

Elevations

The eastern and western portions of the entire vehicle wash building have an overall height of 35 feet. The middle section has an overall height of 22 feet. The elevation plans show that the

exterior finishes include decorative metal panels of CMU block walls, split-face masonry walls, and paint colors such as white, brown, and other tones of neutral like colors. The vacuum stalls include the vacuum equipment with canopies over each stall that has an overall height of 11 feet. The pay stations along the north property line have an overall height of 13 feet, 6 inches to the top of the canopy, but the clearance height for vehicles to pass through is 10 feet, 6 inches. The pay station's exterior materials match the vehicle wash building and also include painted steel columns.

Floor Plan

The submitted floor plan includes the following areas: an office, restroom, breakroom, equipment room, electrical room, customer service area, and the vehicle wash tunnel.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, reducing the setback of the proposed vehicle wash establishment is warranted since the actual vehicle building is buffered along the south property line by a 25 foot wide landscape planter, a Regional Transportation Commission (RTC) bus stop, and a 100 foot wide arterial street (Desert Inn Road). Furthermore, the building is also set back as far away as possible from the nearest residential development to the north. The overall design of the site is aesthetically pleasing and will enhance the streetscape of the northwest corner of Desert Inn Road and Pecos Road. The increase in finished grade to 58 inches is necessary in order for the entire site to be properly developed. The increase in finished grade is only along the eastern portion of the development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0747	Reclassified the site from C-1 and M-D zoning to C-2 zoning for a commercial center with a restaurant and drive-thru and a convenience store with a gasoline station, use permits to reduce separation of a convenience store with a gasoline station from a residential use, and waivers for a trash enclosure and driveway geometrics	Approved by BCC	February 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (from 18 to 23 du/ac)	R-4	Multiple family residential
South	Residential Suburban (up to 8 du/ac)	R-2	Townhome development
East	Commercial General & Public Facility	C-2 & P-F	Commercial building & elementary school
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 Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff does not object to reducing the setback of a proposed vehicle wash establishment to 120 feet where 200 feet is required per Title 30. The vehicle wash building is set back 120 feet from the nearest residential use, south of Desert Inn Road. Desert Inn Road is a 100 foot wide arterial right-of-way with a generous amount of daily vehicular traffic. Furthermore, south of the vehicle wash building there is a proposed RTC bus stop, and a 17 foot to 25 foot wide landscape strip along the south property line. The north property line of the residences south of Desert Inn Road include the rear yards with block walls over 6 feet in height, and there is a 15 foot wide landscape planter north of the block walls. Staff finds that the vehicle wash building was not proposed farther north on the site, due to existing multiple family residences to the north (144 feet away). To remedy this, the applicant included an intense landscape buffer with a double row of trees in conjunction with setting the intense landscape buffer an additional 10 feet away due to a submitted soils report which restricts landscaping 10 feet from the north property line. Due to the proposed design and aforementioned design factors, staff can support this request.

Design Review #1

The proposed design is architecturally compatible to the surrounding commercial businesses to the east and west. The proposed color scheme and exterior finishes enhance the site and the streetscape along Desert Inn Road and Pecos Road. Furthermore, the overall design of the site supports #21 of the Clark County Land Use Plan Goals which states that development should encourage drive-thru facilities and stacking lanes, when contiguous to any public right-of-way, residential use, to be obscured from view by an intense landscape buffer. Staff supports this request.

Public Works - Development Review

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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 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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Reconstruct any unused driveways with full off-site improvements;
- Desert Inn Road commercial driveway shall be "Fire Access Only" and may be constructed as a commercial pan driveway per Uniform Standard Drawing 224.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that off-site improvement permits may be required.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0346-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: S.T. ENTERPRISES, LLC

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

DRAFT

10/20/21 BCC AGENDA SHEET

LANDSCAPING
(TITLE 30)

WILBUR CLARK DI EAST RD/LAS VEGAS BLVD S

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0465-TISHMAR, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements within the right-of-way.

DESIGN REVIEWS for the following: **1)** landscape improvements; and **2)** finished grade on a portion of 16.2 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Las Vegas Boulevard South and the south side of Wilbur Clark DI East Road within Winchester. TS/md/jd (For possible action)

RELATED INFORMATION:

APN:
162-09-403-004 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Allow non-standard improvements (landscaping, synthetic turf, pipe rail, ground mounted lighting, and concrete flatwork) within the right-of-way (Wilbur Clark DI East Road) where not permitted per Chapter 30.52.

DESIGN REVIEWS:

1. Landscape improvements consisting of trees, shrubs, and groundcover.
2. Increase finished grade to 72 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 300% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 16.2 (portion)
- Project Type: Landscape improvements

Site & Landscape Plans

The plans depict proposed landscape improvements at the northeast corner of the project site, immediately adjacent to Wilbur Clark DI East Road and Las Vegas Boulevard South consisting

of trees, shrubs, and groundcover. A portion of an existing 8 foot high wooden construction wall along Las Vegas Boulevard South will be removed with the proposed improvements. Synthetic turf and concrete flatwork are also proposed within the landscape improvement area. A portion of the improvements to the project site, consisting of landscaping, synthetic turf, pipe rail, ground mounted lighting, and concrete flatwork are proposed within Wilbur Clark DI East Road, necessitating a waiver of development for non-standard improvements within the public right-of-way. A 36 inch high pipe rail will be constructed between the concrete flatwork (sidewalk) and landscape area at the northeast portion of the site to ensure pedestrians do not enter the improvement area. A portion of the 36 inch high pipe rail will also be located behind the existing 10 foot wide attached sidewalk along Las Vegas Boulevard South. A landscape berm will be formed as a decorative element in the landscape area, as well as to screen the undeveloped portion of the site. A 6 foot high temporary chain-link fence will be constructed between the trees located on top of the landscape berm and the remaining portion of the landscape area. A 6 foot high landscape hedge screen will be planted on the backside of the berm to screen the chain-link fence from public view. The temporary chain-link fence will prohibit pedestrians from free access to the fenced off portion of the project site beyond the existing wooden construction wall. The increase to finished grade is required due to the construction of a landscape berm that gradually rises from 12 inches to 72 inches above grade. Date Palms and Afghan Pine trees will be placed at the top of the berm. Ground mounted lighting will be featured along the perimeter and within the interior of the landscape improvement area.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states the scope of this project will eliminate the unsightly view at the corner of Wilbur Clark DI East Road and Las Vegas Boulevard South. The proposed landscape improvements will enhance a highly visible portion of the tourism corridor at the street intersection. The landscaping will be a visual enhancement to the surrounding business and tourism community.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-19-400154 (UC-18-0784)	First application to review a temporary parking lot - expired	Approved by BCC	January 2020
UC-18-0784	Temporary parking lot and waived landscaping along right-of-way, including Fashion Show Drive - expired	Approved by BCC	November 2018
UC-18-0592	Temporary parking lot on an adjacent parcel to the west - expired	Approved by BCC	September 2018
ET-18-400113 (UC-0045-16)	First extension of time to commence the expansion of the Gaming Enterprise District	Approved by BCC	June 2018
ET-18-400092 (UC-0492-15)	First extension of time to commence a high impact project/resort hotel (Alon)	Approved by BCC	June 2018

Prior Land Use Requests

Application Number	Request	Action	Date
AG-0744-16	Performance Agreement and Decommissioning Plan	Accepted by BCC	October 2016
UC-0045-16	Expansion of the Gaming Enterprise District	Approved by BCC	April 2016
UC-0492-15	High impact project/resort hotel (Alon)	Approved by BCC	October 2015
UC-0491-15	Offices within an existing modular building	Approved by BCC	September 2015
UC-0013-12	Temporary offices within an existing modular building - expired	Approved by BCC	March 2012
UC-0471-11	Art gallery with retail sales and an outdoor display area - expired	Approved by PC	November 2011
WS-0301-10	Reduced setbacks for a temporary fence and increased fence height in conjunction with an approved resort hotel - expired	Approved by BCC	August 2010
UC-1378-07	A resort hotel (The Plaza) - expired	Approved by BCC	March 2008
DR-0944-06	A modular building for a temporary sales center in conjunction with Trump Tower	Approved by PC	August 2006
UC-1476-04	A temporary sales center in conjunction with Trump Tower - expired	Approved by BCC	September 2004
WS-1084-04	Application for a temporary off-site parking lot for the Venetian Resort Hotel - expired	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Resorts World Resort Hotel
South	Commercial Tourist	H-1	Undeveloped
East	Commercial Tourist	H-1	Wynn & Encore Resort Hotels
West	Commercial General & Commercial Tourist	H-1 & M-1	Commercial developments, Trump Hotel, & parking lot

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver 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.

Design Review #1

Staff finds the proposed landscape improvements will have minimal to no impact on the surrounding land uses and properties. The landscape improvements, located at the corner of 2 arterial streets, will improve the aesthetics of the streetscape and the resort corridor. Therefore, staff recommends approval.

Public Works - Development Review

Waiver of Development Standards

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping or structures placed in the right-of-way. Staff can support the waiver of development standards but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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

- 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

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Coordinate with Public Works - Traffic Management for the Las Vegas Boulevard improvement project;

- Dedicate any right-of-way and easements necessary for the Las Vegas Boulevard improvement project.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WYNN DESIGN AND DEVELOPMENT

CONTACT: WYNN DESIGN AND DEVELOPMENT, 734 PILOT ROAD, LAS VEGAS, NV 89119

DRAFT



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 checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" 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 APP. NUMBER: <u>UC-21-0172</u> DATE FILED: <u>8/25/21</u> PLANNER ASSIGNED: <u>JK</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>9/20/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/20/21</u> FEE: <u>\$675 (UC) \$675 (WS)</u>
	PROPERTY OWNER NAME: <u>Eastside Acquisition, LLC</u> ADDRESS: <u>509 Hotel Plaza</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89005</u> TELEPHONE: <u>702-304-8383</u> CELL: <u>n/a</u> E-MAIL: <u>jkennedy@jakrec.com</u>
	APPLICANT NAME: <u>S.T. Enterprises</u> ADDRESS: <u>755 East Yosemite Ave., Suite J</u> CITY: <u>Merced</u> STATE: <u>CA</u> ZIP: <u>95340</u> TELEPHONE: <u>209-383-1211</u> CELL: _____ E-MAIL: <u>tbender@wowwash.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Liz Olson - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>eeo@kcnvlaw.com</u> REF CONTACT ID #: <u>166096</u>	

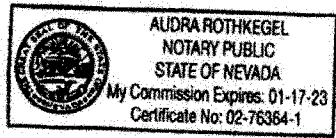
ASSESSOR'S PARCEL NUMBER(S): 162-12-802-005 and 162-12-803-006
 PROPERTY ADDRESS and/or CROSS STREETS: Desert Inn and Pecos
 PROJECT DESCRIPTION: Design Review and SUP for Carwash

(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.

[Signature]
 Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF CLARK

Joseph A. Kennedy
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON May 17, 2021 (DATE)
 By Audra Rothkegel
 NOTARY PUBLIC: Audra Rothkegel



*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.

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ELISABETH E. OLSON

eolson@kcwlvlaw.com
702.792.7000

July 21, 2021

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7161

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

DEPARTMENT OF COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

UC-21-0472

*Re: Justification Letter
APNs 162-12-803-005 and 006
S.T. Enterprises – Wow Car Wash*

PLANNER
COPY

To Whom It May Concern,

This firm represents S.T. Enterprises (the "Applicant") in the above referenced matter. This application is a request for a special use permit, design reviews and waiver to allow for a car wash facility for property located on 1.7 acres on the northwest corner of Desert Inn Road and Pecos Road ("Property"). The Property is more particularly described as Assessor's Parcel Numbers 162-12-803-005 and 006. The Property is zoned General Commercial (C-2) and master planned Commercial General (CG).

A. Special Use Permit

Car wash facilities are conditional uses within C-2 zoned properties with a 200-foot distance separation requirement from residential uses. The Property is located on the corner of a heavily travelled intersection; Desert Inn Road (100 foot right-of-way) and Pecos Road (80 foot right-of-way). The Property is adjacent to an existing commercial shopping center to the west, an existing R-4 multi-family development to the north, Pecos to the east and Desert Inn to the south. Because the site is located on a busy intersection and not directly adjacent to low density residential, the Site is an ideal location for a car wash. The Applicant currently has six (6) existing car wash locations within the City of Las Vegas, Henderson and Clark County and looks forward to expanding their business at this location.

The Applicant is requesting a special use permit to allow for the carwash queuing lanes to be setback 144-feet from the existing apartment complex where 200-feet is required. We believe this request is appropriate for several reasons. First, the carwash tunnel is located as far south on the Site as possible, away from the apartment complex. Second, the Applicant is providing a 25-foot landscape buffer along the northern property line behind the existing CMU wall to further buffer the apartments. Finally, the apartments have an additional landscape buffer along their property line. With this layout, noise pollution will not be an issue for the apartment residents.

Similar setbacks requests for carwashes have been approved within Clark County, such as UC-15-043 and UC 17-1078.

The car wash will be water efficient and environmentally friendly, with the latest in car wash technology. The facility will also encourage drivers away from washing their cars in their own driveways, saving thousands of gallons of water a year.

The proposed car wash will not increase the traffic flow along Desert Inn or Pecos as they are both already heavily travelled streets. Rather, the facility will simply act as an impulse stop similar to a gas station or one of the commercial uses adjacent to the west. Furthermore, placing the car wash adjacent to the existing shopping center will help with convenience for its customers, as many travelers tend to wash their cars while out running errands.

B. Design Review ~~and Waiver~~

The proposed car wash includes a 4,743 square foot car wash tunnel and thirty six (36) vacuum bays. The building will be a maximum of 35-feet and comprised of metal panel CMU, brick and decorative masonry. The car wash tunnel will be located on the south side of the Property, closest to Desert Inn, away from the adjacent residential to the north. The vacuum bays and cashier canopy will be located north of the car wash tunnel. The project will include six (6) parking spaces and twenty six (26) vacuum stalls. The exit to the car wash tunnel will face Pecos and will be screened with several large trees per the requirements of Title 30.

The Applicant is requesting the access drive along Desert Inn be used as fire access only. This has been noted on the plans, along with the required gate for the driveway. Customer traffic circulation will flow from Pecos Road, through the carwash tunnel and then back out onto Pecos Road.

The Applicant is also requesting a design review to allow for an increased finished grade of 58 inches where 18 inches is permitted. Due to the topography of the site, and the slope from west to east, additional fill is required in order to develop the Property.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson



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) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <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>LS-21-0465</u> DATE FILED: <u>8/24/21</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>WINCHESTER</u> TAB/CAC DATE: <u>9/28/21 @ 6:00PM.</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>16/20/21 @ 9:00AM.</u> FEE: <u>\$1,150.00</u>
	PROPERTY OWNER NAME: <u>West Wynn, LLC c/o Wynn Las Vegas</u> ADDRESS: <u>3131 Las Vegas Boulevard South</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>702-770-5110</u> CELL: <u>702-340-5698</u> E-MAIL: <u>dbutler@wynndevelopment.com</u>
	APPLICANT NAME: <u>Wynn Design and Development</u> ADDRESS: <u>734 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-770-5110</u> CELL: <u>702-340-5698</u> E-MAIL: <u>dbutler@wynndevelopment.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>DeRuyter Butler</u> ADDRESS: <u>734 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-770-5110</u> CELL: <u>702-340-5698</u> E-MAIL: <u>dbutler@wynndevelopment.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-09-403-004

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd. & W. Genting Blvd.

PROJECT DESCRIPTION: provide 6 feet high landscaped berm, 36" high pipe rail & 6' high chain link fence w/ windscreen behind landscape hedges

(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.

Thomas Reich
Property Owner (Signature)*

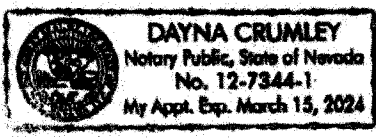
Thomas J. Reich, Assistant Secretary
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 11, 2021 (DATE)

By Thomas Reich

NOTARY PUBLIC: Dayna Crumley



*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.



DeRuyter O. Butler, AIA
Executive Vice President of Architecture
direct dial: (702) 770-5110
fax: (702) 770-5006

Rev. August 17, 2021

CLARK COUNTY PLANNING COMMISSION

500 S. Grand Central Pkwy
P.O. Box 551744
Las Vegas, NV 89155

Attn: Staff

RE: **West Wynn Corner Beautification – Justification Letter**
Project no. 135-21-003

Clark County Planning Commission:

As you are aware, there is an existing vacant parcel southwest of the intersection of W. Genting Blvd. and Las Vegas Blvd. and a portion of this parcel contains an undeveloped right-of-way at its northeast corner which occurs over the Desert Inn Arterial underpass. The east side of the parcel has an existing wooden construction wall directly across from Wynn-Encore Las Vegas.

The scope of this project will eliminate the unsightly view at the corner of W. Genting and Las Vegas Blvd. and will enhance a highly visible portion of the tourism corridor at that intersection. We also propose to widen the sidewalk at the intersection just in front of the landscape area and provide a 36-inch high pipe rail between the sidewalk and new landscape area. Additionally, we propose to provide a temporary chain-link fence to 6 feet high where a maximum height of 6 feet is permitted per Section 30.64.020.1.C (Commercial and Special Development), page 30.64-1. A 6 feet high landscape hedge screen is proposed to be placed on the backside of the berm to hide the new 6 feet high chain link fence. The new chain link fence will prohibit pedestrians from free access to the fenced-off parcel beyond the existing wooden construction wall.

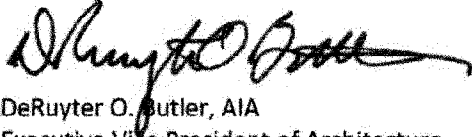
We are hereby requesting favorable consideration for this Design Review Application for the Waiver of Development Standards for non-standard improvements within the right-of-way (landscaping in portion of Desert Inn Road). We would like to include in our request for Design Review the following:

- Landscape and streetscape improvements along Las Vegas Boulevard South and W. Genting Boulevard including the pipe rail barrier
- Increase finished grade higher than 18-inches ***which consists of the construction of a 6'-0" high landscaped berm as measured from existing finish grade***

Clark County Planning Commission
West Wynn Corner Beautification
Project #135-21-003

We believe this project will be very well received as a visual enhancement to the Las Vegas business and tourism community and hereby request approval from the Clark County Planning Commission.

Sincerely,



DeRuyter O. Butler, AIA
Executive Vice President of Architecture
Wynn Design and Development

Cc: Files