



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

November 28, 2023

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 Valerie Leiva at (702) 468-9839.
 - 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: Dorothy Gold, Chairperson
 April Mench, Vice Chairperson
 Judith Siegel
 Cristhian Barneond

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): County Liaison Beatriz Martinez: 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 November 14, 2023. (For possible action)
- IV. Approval of the Agenda for November 28, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

**Title 30 public training session at the Clark County Building Department on Novemebr 29, @6:00 p.m.
Title 30 public training session at the Clark County Government Center in Chambers on December 4, @6:00 p.m.**

- VI. Planning and Zoning
 - 1. **AR-23-400153 (UC-22-0498)-RESORTS WORLD LAS VEGAS, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** a recreational facility; **2)** fairgrounds; and **3)** live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/nm/syp (For possible action)

12/06/23 BC

- 2. **WS-23-0727-HIGHLAND ASSOCIATES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate landscaping; **2)** reduce the gate setback; **3)** eliminate pedestrian walkways; and **4)** alternative driveway geometrics.
DESIGN REVIEW for a parking lot expansion in conjunction with an existing office/warehouse complex on a portion of 12.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Highland Drive and the south side of Capella Avenue (alignment) within Winchester. TS/bb/syp (For possible action)

12/19/23 PC

- VII. General Business

Review and vote on the 2024 Town Board calendar (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: November 14, 2023.

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>

January 2024

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
1	2	3	4	5
HOLIDAY	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
8	9	10	11	12
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
15	16	17	18	19
HOLIDAY	6:00 pm PC Briefing	9:00 am BCC Meeting		
22	23	24	25	26
29	30	31	1	2
	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

* = SPECIAL CALL MEETING

February 2024

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
29	30	31	1	2
	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
5	6	7	8	9
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
12	13	14	15	16
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
19	20	21	22	23
HOLIDAY	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
26	27	28	29	1
	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

* = SPECIAL CALL MEETING

March 2024

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Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
26	27	28	29	1
	6:30 pm Goodsprings	6:00 pm Enterprise	7:00 pm Bunkerville	
	1:30 pm Laughlin	7:00 pm Moapa Valley*	6:00 pm Mt. Charleston	
	6:30 pm Lone Mountain	7:00 pm Red Rock	6:30 pm Sunrise Manor	
	7:00 pm Moapa	6:00 pm Searchlight	6:00 pm Whitney	
	7:00 pm Paradise			
	6:00 pm Spring Valley			
	6:00 pm Winchester			
4	5	6	7	8
	6:00 pm PC Briefing	9:00 am BCC Meeting		
	7:00 pm PC Meeting			
11	12	13	14	15
	1:30 pm Laughlin	6:00 pm Enterprise	7:00 pm Bunkerville*	
	6:30 pm Lone Mountain	7:00 pm Moapa Valley	6:30 pm Indian Springs	
	7:00 pm Moapa*	6:00 pm Mt. Springs	6:30 pm Sunrise Manor	
	7:00 pm Paradise	6:00 pm Searchlight	6:00 pm Whitney	
	7:30 pm Sandy Valley			
	6:00 pm Spring Valley			
	6:00 pm Winchester			
18	19	20	21	22
	6:00 pm PC Briefing	9:00 am BCC Meeting		
	7:00 pm PC Meeting			
25	26	27	28	29
	6:30 pm Goodsprings	6:00 pm Enterprise	7:00 pm Bunkerville	
	1:30 pm Laughlin	7:00 pm Moapa Valley*	6:00 pm Mt. Charleston	
	6:30 pm Lone Mountain	7:00 pm Red Rock	6:30 pm Sunrise Manor	
	7:00 pm Moapa	6:00 pm Searchlight	6:00 pm Whitney	
	7:00 pm Paradise			
	6:00 pm Spring Valley			
	6:00 pm Winchester			

* = SPECIAL CALL MEETING

Monday	Tuesday	Wednesday	Thursday	Friday
1	2	3	4	5
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
8	9	10	11	12
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
15	16	17	18	19
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
22	23	24	25	26
29	30	1	2	3
	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

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Monday	Tuesday	Wednesday	Thursday	Friday
29	30	1	2	3
	6:30 pm Goodsprings	6:00 pm Enterprise	7:00 pm Bunkerville	
	1:30 pm Laughlin	7:00 pm Moapa Valley*	6:00 pm Mt. Charleston	
	6:30 pm Lone Mountain	7:00 pm Red Rock	6:30 pm Sunrise Manor	
	5:30 pm Lwr Kyle Canyon	6:00 pm Searchlight	6:00 pm Whitney	
	7:00 pm Moapa			
	7:00 pm Paradise			
	6:00 pm Spring Valley			
	6:00 pm Winchester			
6	7	8	9	10
	6:00 pm PC Briefing	9:00 am BCC Meeting		
	7:00 pm PC Meeting			
13	14	15	16	17
	1:30 pm Laughlin	6:00 pm Enterprise	7:00 pm Bunkerville*	
	6:30 pm Lone Mountain	7:00 pm Moapa Valley	6:30 pm Indian Springs	
	7:00 pm Moapa*	6:00 pm Mt. Springs	6:30 pm Sunrise Manor	
	7:00 pm Paradise	6:00 pm Searchlight	6:00 pm Whitney	
	7:30 pm Sandy Valley			
	6:00 pm Spring Valley			
	6:00 pm Winchester			
20	21	22	23	24
	6:00 pm PC Briefing	9:00 am BCC Meeting		
	7:00 pm PC Meeting			
27	28	29	30	31
HOLIDAY	6:30 pm Goodsprings	6:00 pm Enterprise	7:00 pm Bunkerville	
	1:30 pm Laughlin	7:00 pm Moapa Valley*	6:00 pm Mt. Charleston	
	6:30 pm Lone Mountain	7:00 pm Red Rock	6:30 pm Sunrise Manor	
	7:00 pm Moapa	6:00 pm Searchlight	6:00 pm Whitney	
	7:00 pm Paradise			
	6:00 pm Spring Valley			
	6:00 pm Winchester			

* = SPECIAL CALL MEETING

June 2024

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Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
3	4	5	6	7
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
10	ELECTION DAY 11	12	13	14
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
17	18	19	20	21
	1:00 pm BCC Zoning Meeting 6:00 pm PC Briefing 7:00 pm PC Meeting	HOLIDAY		
24	25	26	27	28
	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

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July 2024

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Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
1	2	3	4	5
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting	HOLIDAY	
8	9	10	11	12
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
15	16	17	18	19
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
22	23	24	25	26
29	30	31	1	2
	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

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August 2024

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Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
29	30	31	1	2
	6:30 pm Goodsprings	6:00 pm Enterprise	7:00 pm Bunkerville	
	1:30 pm Laughlin	7:00 pm Moapa Valley*	6:00 pm Mt. Charleston	
	6:30 pm Lone Mountain	7:00 pm Red Rock	6:30 pm Sunrise Manor	
	5:30 pm Lwr Kyle Canyon	6:00 pm Searchlight	6:00 pm Whitney	
	7:00 pm Moapa			
	7:00 pm Paradise			
	6:00 pm Spring Valley			
	6:00 pm Winchester			
5	6	7	8	9
	6:00 pm PC Briefing	9:00 am BCC Meeting		
	7:00 pm PC Meeting			
12	13	14	15	16
	1:30 pm Laughlin	6:00 pm Enterprise	7:00 pm Bunkerville*	
	6:30 pm Lone Mountain	7:00 pm Moapa Valley	6:30 pm Indian Springs	
	7:00 pm Moapa*	6:00 pm Searchlight	6:30 pm Sunrise Manor	
	7:00 pm Paradise		6:00 pm Whitney	
	7:30 pm Sandy Valley			
	6:00 pm Spring Valley			
	6:00 pm Winchester			
19	20	21	22	23
	6:00 pm PC Briefing	9:00 am BCC Meeting		
	7:00 pm PC Meeting			
26	27	28	29	30
	6:30 pm Goodsprings	6:00 pm Enterprise	7:00 pm Bunkerville	
	1:30 pm Laughlin	7:00 pm Moapa Valley*	6:00 pm Mt. Charleston	
	7:00 pm Moapa	7:00 pm Red Rock	6:30 pm Sunrise Manor	
	7:00 pm Paradise	6:00 pm Searchlight	6:00 pm Whitney	
	6:00 pm Spring Valley			
	6:00 pm Winchester			

* = SPECIAL CALL MEETING

September 2024

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Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
2	3	4	5	6
HOLIDAY	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
9	10	11	12	13
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
16	17	18	19	20
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
23	24	25	26	27
	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
30	1	2	3	4
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		

* = SPECIAL CALL MEETING

October 2024

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Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
30	1	2	3	4
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
7	8	9	10	11
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
14	15	16	17	18
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
21	22	23	24	25
				HOLIDAY
28	29	30	31	1
	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

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November 2024

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Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
28	29	30	31	1
	1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
4	ELECTION DAY 5	6	7	8
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
11	12	13	14	15
HOLIDAY	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
18	19	20	21	22
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
25	26	27	28	29
	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	HOLIDAY 7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	HOLIDAY

* = SPECIAL CALL MEETING

December 2024

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
2	3	4	5	6
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
9	10	11	12	13
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
16	17	18	19	20
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
23	24	25	26	27
		HOLIDAY		
30	31	1	2	3
	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	HOLIDAY 6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

* = SPECIAL CALL MEETING

January 2025

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
30	31	HOLIDAY 1	2	3
	6:30 pm Goodsprings		7:00 pm Bunkerville	
	1:30 pm Laughlin	6:00 pm Enterprise	6:00 pm Mt. Charleston	
	6:30 pm Lone Mountain	7:00 pm Moapa Valley*	6:30 pm Sunrise Manor	
	5:30 pm Lwr Kyle Canyon*	7:00 pm Red Rock	6:00 pm Whitney	
	7:00 pm Moapa	6:00 pm Searchlight		
	7:00 pm Paradise			
	6:00 pm Spring Valley			
	6:00 pm Winchester			
6	7	8	9	10
	6:00 pm PC Briefing	9:00 am BCC Meeting		
	7:00 pm PC Meeting			
13	14	15	16	17
	1:30 pm Laughlin	6:00 pm Enterprise	7:00 pm Bunkerville*	
	6:30 pm Lone Mountain	7:00 pm Moapa Valley	6:30 pm Indian Springs	
	7:00 pm Moapa*	6:00 pm Mt. Springs	6:30 pm Sunrise Manor	
	7:00 pm Paradise	6:00 pm Searchlight	6:00 pm Whitney	
	7:30 pm Sandy Valley			
	6:00 pm Spring Valley			
	6:00 pm Winchester			
HOLIDAY 20	21	22	23	24
	6:00 pm PC Briefing	9:00 am BCC Meeting		
	7:00 pm PC Meeting			
27	28	29	30	31
	6:30 pm Goodsprings	6:00 pm Enterprise	7:00 pm Bunkerville	
	1:30 pm Laughlin	7:00 pm Moapa Valley*	6:00 pm Mt. Charleston	
	6:30 pm Lone Mountain	7:00 pm Red Rock	6:30 pm Sunrise Manor	
	5:30 pm Lwr Kyle Canyon	6:00 pm Searchlight	6:00 pm Whitney	
	7:00 pm Moapa			
	7:00 pm Paradise			
	6:00 pm Spring Valley			
	6:00 pm Winchester			

* = SPECIAL CALL MEETING



Winchester Town Advisory Board

November 14, 2023

MINUTES

Board Members:	Dorothy Gold – Member – ABSENT Judith Siegel – Member – PRESENT Cristhian Barneond – Member – PRESENT	April Mench – Member – PRESENT Robert Mikes – Member – ABSENT
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 Liason, Michael Huling – Planner, & Valerie Leiva – Secretary. The meeting was called to order at 6:04 p.m.

II. Public Comment: None

III. Approval of the **October 31, 2023** Minutes

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

IV. Approval of Agenda for **November 14, 2023**

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

V. Informational Items:

Title 30 public training session at the Clark County Building Department on Novemebr 29, @6:00 p.m.

Title 30 public training session at the Clark County Government Center in Chambers on December 4, @6:00 p.m.

VI. Planning & Zoning

1. **ET-23-400128 (UC-0519-17)-ALL NET LAND DEVELOPMENT, LLC:**

USE PERMITS THIRD EXTENSION OF TIME to commence the following: **1)** modifications to an approved High Impact Project (All Net Arena); and **2)** convention facilities/exposition halls.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced on-site

parking; and 2) increased building height.

DESIGN REVIEWS for the following: 1) modifications to an approved High Impact Project; 2) hotel tower and associated low-rise and mid-rise buildings and structures; 3) convention center facilities; and 4) all other accessory and incidental buildings and structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/nai/syp (For possible action)

11/08/23 BCC

Moved by: Siegel

Action: Approved with staff if approved conditions and condition of a timeline for BCC

Vote: 2-1

2. **ET-23-400129 (UC-0568-14)-ALL NET LAND DEVELOPMENT, LLC:**

USE PERMITS FOURTH EXTENSION OF TIME to commence the following: 1) a High Impact Project; 2) a recreational facility (a multi-function events arena) and incidental uses; 3) increased building height; 4) retail sales and service; 5) restaurants; 6) on-premises consumption of alcohol; 7) alcohol sales, beer & wine - packaged only; 8) alcohol sales, liquor - packaged only; 9) outdoor live entertainment; 10) personal services (salon and spa); 11) club; 12) nightclub; 13) food carts/booths; 14) grocery store; 15) kiosks/information (outdoor); 16) offices; 17) theater (Cineplex); 18) outside dining, drinking, and cooking; 19) farmer's markets; 20) arcade; and 21) motion picture production/studio.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback to a parking structure from a residential use; 2) waive the required landscaping when adjacent to a less intensive use; 3) permit a variety of outdoor commercial/retail uses not within a permanent enclosed building; and 4) non-standard improvements (fences/walls, planters, and landscaping) within the future right-of-way (Las Vegas Boulevard South).

DESIGN REVIEWS for the following: 1) a recreational facility (multi-function events arena) with ancillary uses and structures and overall site design; 2) hotel; 3) retail establishments; 4) theater (Cineplex); and 5) parking structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/tpd/syp (For possible action)

11/08/23 BCC

Moved by: Siegel

Action: Approved with staff if approved conditions and condition of a timeline for BCC

Vote: 2-1

3. **ET-23-400150 (WS-19-0618)-CONCORD PRIME, LLC & VEGASSTARR, LLC:**

WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for increased wall sign area.

DESIGN REVIEW for wall signage in conjunction with an office building on 3.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/dd/syp (For possible action)

12/05/23 PC

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

4. **UC-23-0667-CONCORD PRIME, LLC & VEGASSTARR, LLC:**
USE PERMITS for the following: **1)** restaurant; **2)** reduce the pedestrian access area around the perimeter of the outside dining and drinking patio; **3)** on-premises consumption of alcohol (supper club); **4)** live entertainment; **5)** hookah lounge; and **6)** banquet facility. **WAIVER OF DEVELOPMENT STANDARDS** to allow a banquet facility not on the ground floor.
DESIGN REVIEWS for the following: **1)** an outdoor kiosk; and **2)** outside dining and drinking patio on a portion of 3.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/jor/syp (For possible action)

12/05/23 PC

Moved by: Siegel
Action: Approved with staff if approved conditions
Vote: 3-0

5. **AR-23-400153 (UC-22-0498)-RESORTS WORLD LAS VEGAS, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** a recreational facility; **2)** fairgrounds; and **3)** live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/nm/syp (For possible action)

12/06/23 BCC

Held to 11/28/23 – Applicant not present

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be Novemebr 28, 2023

X. Adjournment

The meeting was adjourned at 7:04 p.m.

Hello - John Risko, 2747 Paradise Road – My comments address the 3rd and 4th extension of time -construction requests by ALL NET LAND DEVELOPMENT, that are on today's agenda.

My residence has a direct overview of the planned All-Net site.

Each day I can observe if any construction is in progress.

Since December 2022, nothing has been done construction wise to the site.

When we complain to the county about homeless encampments, trash on the grounds, water filling the site, mosquitoes and other items, they come out after a few weeks – to fix the fence, cleanup trash and pump out stagnant water. But none of this is construction – it is property maintenance.

Since the All-Net area was announced in 2013, Las Vegas has successfully built:

T-Mobile Arena Allegiant Stadium Resorts World Las Vegas

And The Formula 1 Race Garage and Fontainebleau sites soon to be completed.

And what has All Net accomplished in that same time frame:

They excavated a massive hole in what was a parking lot. Then they sold the dirt to build an additional traffic lane on Interstate 15.

That hole fills with water when it rains, and the site becomes a public nuisance. It is a very bad neighbor to live next to.

I would like to live next to a site that adds value to the community, not detracts from it and lessens property values.

There is a quote that states “The definition of insanity is doing the same thing over and over again, but expecting different results.”

In previous years these construction extension requests have been approved again and again – but no real construction begins.

It is time to bring this never–ending stream of extensions with no results, to an end.

Please let another developer have a chance to actually complete a new project on this site.

I strongly urge - that this body - refuse any further extension of time requests by ALL NET LAND DEVELOPMENT.

Thank you!

RECREATIONAL FACILITY
(TITLE 30)

LAS VEGAS BLVD S/RESORTS WORLD DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-23-400153 (UC-22-0498)-RESORTS WORLD LAS VEGAS, LLC:

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** a recreational facility; **2)** fairgrounds; and **3)** live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/nm/syp (For possible action)

RELATED INFORMATION:

APN:

162-09-312-002 through 162-09-312-006; 162-09-413-001 through 162-09-413-003

USE PERMITS:

1. Outdoor recreational facility for limited events.
2. Fairgrounds.
3. Live entertainment not accessed from inside a resort hotel where required to be accessed from the inside per Table 30.44-1.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3000 Las Vegas Boulevard South
- Site Acreage: 86.9 (portion)
- Project Type: Recreational facility
- Parking Required/Provided: 6,222/7,154

History & Site Plan

UC-22-0498 was previously approved for recreation/event and fairground uses with live entertainment for a portion of the Resorts World property. The site is a 10 acre undeveloped area located north of Genting Boulevard, east of Goh Tong Way, and south and west of the existing Resorts World development. More specifically, this area is primarily APN 162-09-413-003 and a small portion of APN 162-09-312-002. The approved site included an existing screen fence. The applicant previously submitted a site plan for an upcoming holiday event to serve as an

example of the type of improvements and/or that could occur on the site. In this example, the plan shows an 85,000 square foot light experience, ice skating rink, food trucks, fire pits for smores, numerous tents and booths for various uses and activities, restrooms, employee changing areas, storage buildings, and more.

Per the Notice of Final Action under UC-22-0498, the applicant was conditioned to submit an application review after 1 year to determine if the use of the property pursuant to this application warrants an amendment to the Resorts World Development Agreement.

Landscaping

A detached sidewalk with landscape areas on each side of the sidewalk exists along Genting Boulevard and Goh Tong Way. Existing landscaping will not be impacted, and new landscaping is not required.

Elevations and Floor Plans

No elevations or floor plans were submitted with the application, nor required, since the nature of the proposal is for various temporary recreation/event and fairground uses that will change pending the type of event.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0498:

Current Planning

- 1 year to review to determine if the use of the property pursuant to this application warrants an amendment to the Resorts World Development Agreement.
- Applicant is advised that paving may be required in accordance with the Department of Environment and Sustainability rules and regulations; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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 and application for review; and 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.

Fire Prevention Bureau

- Contact KhoYT@clarkcountynv.gov to request a meeting;
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and to show fire hydrant locations on-site and within 300 feet.

Clark County Water Reclamation District (CCWRD)

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

Applicant’s Justification

The applicant states that the site relatively remains the same as the original submittal and approval. Several events have taken place with no noticeable impacts on the surrounding properties. The owner will be paving the active event area and installing temporary tents. The number of events will depend on the number of bookings. No more than one event per month is anticipated. The applicant further states the site is going to be temporary and requests for an additional year to use the site as recreational facility and fairground.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0655	A second recreational facility/fairgrounds with live entertainment on parcel 162-09-312-003 only - still a part of Resorts World	<i>Approval/ Denial by BCC</i>	<i>November 2023</i>
DR-23-0213	Modifications to the Resorts World sign package	Approved by BCC	June 2023
WS-23-0050	Resorts World convention center	Approved by BCC	June 2023
UC-22-0498	Recreational facility (fairgrounds) for “Enchant”	Approved by BCC	October 2022
ADR-21-900288	Modifications to Resorts World signage	Approved by ZA	June 2021
DR-21-0164	Modifications to Resorts World signage	Approved by BCC	June 2021
DR-21-0143	Modifications to Resorts World	Approved by BCC	May 2021
UC-20-0546	Monorail	Approved by BCC	October 2021
DR-20-0526	Amended comprehensive sign plan	Approved by BCC	January 2021
ADR-20-900333	Resorts World security dog facility addition	Approved by ZA	August 2020
DR-20-0261	Resorts World people mover system from the Las Vegas Convention Center to Resorts World Resort Hotel	Approved by BCC	August 2020
SC-20-0191	Street name change to Genting Boulevard	Approved by PC	June 2020
SC-20-0192	Street name change to Resorts World Drive	Approved by PC	June 2020
SC-20-0193	Street name change to Goh Tong Way	Approved by PC	June 2020

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0174	Fabric membrane structure (convention exposition hall) and temporary wall sign (static) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	May 2020
DR-20-0015	Comprehensive sign plan (Resorts World), increased overall wall sign area, increased overall freestanding sign area, increased the height of a freestanding sign, and increased the overall animated sign area	Approved by BCC	March 2020
ADR-19-900875	Modified a previously approved resort hotel (Resorts World)	Approved by ZA	January 2020
AR-18-400272 (WS-0029-17)	Third application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	February 2019
UC-18-0541	Modified an approved High Impact Project, recreational facility (indoor water park), and deviations as shown per plans on file, deviations for reduced setbacks, reduced the height setback ratio adjacent to an arterial street (Las Vegas Boulevard South), allowed primary access to a shopping center (with commercial, retail, and restaurant uses) from the exterior of the resort, and all other deviations as shown per plans on file, reduced setbacks, and waived non-standard improvements within the future right-of-way (Las Vegas Boulevard South), and design reviews for modifications to an approved High Impact Project, a resort hotel (Resorts World) and all associated and accessory uses and all other accessory and incidental buildings and structures	Approved by BCC	September 2018
TM-18-500091	1 lot commercial subdivision	Approved by PC	July 2018
AR-18-400076 (WS-0029-17)	Second application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	June 2018

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0029-17 (AR-0130-17)	First application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	October 2017
VS-0708-17	Vacated and abandoned a portion of right-of-way being Resorts World Drive	Approved by BCC	October 2017
UC-0650-17	Modifications to an approved resort hotel (Resorts World)	Approved by BCC	October 2017
WS-0029-17	Temporarily waived full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	March 2017
UC-0642-16	Resort hotel with deviations for signs in conjunction with a resort hotel	Withdrawn by BCC	November 2016
UC-0754-15	Modified an approved resort hotel (Resorts World) for Phase I of development	Approved by BCC	January 2016
VS-0212-13 (ET-0028-15)	First extension of time to vacate a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2015
ZC-0218-14	Expanded the Gaming Enterprise District along the western boundary of the site and modified an approved High Impact Project (Resorts World)	Approved by BCC	July 2014
UC-0588-13	Modified an approved High Impact Project for a resort hotel (Resorts World)	Approved by BCC	December 2013
TM-0113-13	Commercial subdivision for the Resorts World site	Approved by PC	August 2013
UC-0217-13	Changed and modified temporary aesthetic improvements in conjunction with a resort hotel (Resorts World) - expired	Approved by BCC	June 2013
VS-0212-13	Vacated and abandoned a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2013
RS-0077-13	Record of Survey for Las Vegas Boulevard South adjacent to the site	Reviewed by Staff	May 2013

There have been several other land use applications on this site; however, these are the applications that are the most directly related to the Resorts World Resort Hotel.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Circus Circus Resort Hotel & McDonalds

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Entertainment Mixed-Use	H-1	Undeveloped
East	Entertainment Mixed-Use	H-1 & P-F	Shopping centers & LVCVA convention facility
West	Public Facilities & Commercial General	P-F, C-2, & M-1	Clark County Fire Station, commercial, & industrial

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

Staff finds that this recreational facility and events/fairground lot with live entertainment is still consistent with other uses along the resort corrido and within Resort World. Staff is not aware of parking issues or any impacts to the surrounding areas by the approved uses.

The purpose of this review is to determine whether the use has transformed to a more permanent use of the property, which necessitates an amendment to the existing Resorts World Development Agreement. According to the applicant, the uses are going to be temporary and need to be extended for one more year. Therefore, staff can support the request with another review in a year to monitor the progress. In a year, if the site is still needed as a recreational facility and events/fairground, an amendment to the existing Resorts World Development Agreement will be required.

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 October 19, 2024 to review to determine if the use of the property pursuant to this application warrants an amendment to the Resorts World Development Agreement.

- Applicant is advised that the County has adopted a rewrite to Title 30, effective January 1, 2024, 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 and application for review; 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

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: GARY LAKE

CONTACT: GARY LAKE, RESORTS WORLD REPRESENTATIVE, 3000 S. LAS VEGAS BLVD., LAS VEGAS, NV 89109



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 type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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 checked="" type="checkbox"/> APPLICATION REVIEW (AR) <u>UC22-0498</u> (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>10/10/23</u> PLANNER ASSIGNED: _____ ACCEPTED BY: <u>SUD</u> FEE: <u>\$475</u> CHECK #: _____ COMMISSIONER: <u>T.S</u> OVERLAY(S)? _____ PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>AR-23-400153</u> TAB/CAC: <u>Winchester</u> TAB/CAC MTG DATE: <u>11/14</u> TIME: <u>6PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/6/23</u> ZONE / AE / RNP: <u>H-1</u> PLANNED LAND USE: <u>EM</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____	
	PROPERTY OWNER NAME: <u>Resorts World Las Vegas LLC</u> ADDRESS: <u>3000 S. Las Vegas Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>gerald.gardner@rwlsvegas.com</u>		
	APPLICANT NAME: <u>Resorts World Las Vegas LLC</u> ADDRESS: <u>3000 S. Las Vegas Blvd. Attn: Gerald Gardner</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>(702) 286 - 4818</u> CELL: _____ E-MAIL: <u>gerald.gardner@rwlsvegas.com</u> REF CONTACT ID #: _____		
	CORRESPONDENT NAME: <u>Gary Lake</u> ADDRESS: <u>3000 S. Las Vegas Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702.791.8219</u> CELL: _____ E-MAIL: <u>gdlake1@aol.com</u> REF CONTACT ID #: _____		

ASSESSOR'S PARCEL NUMBER(S): 162-09-312-002 & 162-09-413-003

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd. & Resorts World Dr.

PROJECT DESCRIPTION: Resorts World South Parcel Event Center 1 Year review

(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)*

Gerald Gardner
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 30, 2023 (DATE)
By Gerald Gardner

NOTARY PUBLIC: [Signature]



*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.

DEVELOPERS CONSULTANTS, LLC

September 19, 2023

AR-23-400153

Clark County Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89155-1744

Re: Justification Letter Resorts World South Parcel Event Lot one Year Review 22-0498 & 23-101135

To whom it my Concern:

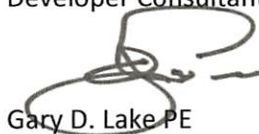
As a requirement of the above entitlements and the attached NOFA a one year review is required. Resorts World Las Vegas LLC owners of the above referenced property is requesting this one year review of the 1) recreational facility, 2) fairground and 3) live entertainment in conjunction with an existing hotel (Resorts World) on a portion of 86.9 acres Resorts World Hotel & Casino. The site relatively remains that same as the original submittal and approval. Several events have taken place with no noticeable impacts on the surrounding properties.

Every event has applied to the Fire Department for an operational permit and has complied with the Emergency Action Plan (EAP), showing the vehicle and pedestrian circulation plans, seating areas, generator locations (if required) and stage locations (if required). Emergency access is also identified on the EAP.

Resorts World Las Vegas LLC kindly requests your approval for the proposed action.

Thank You,

Developer Consultants, LLC



Gary D. Lake PE
Manager

DEVELOPERS CONSULTANTS, LLC
1039 KEYS DRIVE BOULDER CITY, NEVADA 89005
☎: 702.271.2255 ✉: gdlake1@aol.com

PROJECT - DEVELOPMENT - FEASIBILITY - MANAGEMENT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0727-HIGHLAND ASSOCIATES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; 2) reduce the gate setback; 3) eliminate pedestrian walkways; and 4) alternative driveway geometrics.

DESIGN REVIEW for a parking lot expansion in conjunction with an existing office/warehouse complex on a portion of 12.0 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the west side of Highland Drive and the south side of Capella Avenue (alignment) within Winchester. TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

162-08-807-002; 162-08-899-035; 162-17-501-001 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate parking lot landscaping where parking lot landscaping is required and install metal decorative plant art instead of living plant material per Figure 30.64.14 (a 100% reduction).
- b. Waive street landscaping along a portion of Highland Drive where 15 feet of landscaping is required behind an existing attached sidewalk per Section 30.64.030 (a 100% reduction) and install metal decorative plant art instead of living plant material.
2. Reduce the gate setback to 9 feet where 50 feet is required per Section 30.64.020 (an 82% decrease).
3. Waive pedestrian walkway where required per Section 30.60.050.
4. Reduce driveway throat depth to a minimum of 9 feet where a minimum of 50 feet is required per Uniform Standard Drawing 222.1 (a 4% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3271 Highland Drive
- Site Acreage: 12 (portion)
- Project Type: Parking lot expansion
- Parking Required/Provided: 348/550 (entire site)

Site Plan

The site plan depicts a new 58 space parking lot located at the east end of parcel 162-08-899-035. Approximately 37 of the parking spaces are shown under the existing Desert Inn Road overpass, with the remaining 21 parking spaces south of the overpass. Access to the site with existing office warehouse uses is from 2 driveways along Highland Drive. The proposed new parking lot, located on a Nevada Department of Transportation (NDOT) right-of-way will share the northern access driveway at Highland Drive and have a new access driveway from Capella Avenue, approximately 160 feet west of Highland Drive. An existing attached sidewalk is located along Capella Avenue and Highland Drive. On-street parking is available along Highland Drive and is not included with this application. The 2 existing parcels south of the NDOT property are currently used for office warehouses and associated businesses with 492 parking spaces provided where 348 are required. After the proposed parking spaces are built, the entire block with all 4 parcels will have 550 parking spaces where 348 spaces are required.

Landscaping

The NDOT property is proposed without living plant material or water service and reduced street landscaping areas. The landscape plan depicts the use of metal decorative plant art such as metal shaped shrubs and cactus in place of living materials for landscaping on this property. The existing office warehouse and the 2 parcels south of the NDOT property have existing landscaping.

Applicant's Justification

The applicant states that they are constructing a surface parking lot on an NDOT right-of-way on the east side of parcel 162-08-899-035. The parking lot will extend under the existing Desert Inn Road overpass and include a gated emergency access to Capella Avenue. The Capella Avenue access gate will be locked and only used for emergency access. This gate should not create a nuisance for the traveling public or disrupt traffic on the adjacent streets. Primary access to the parking lot will take place from Highland Drive on 2 existing driveways south of the NDOT property. A one-way drive aisle accesses the west side of the northern most building on parcel 162-08-807-002. There are a total of 6 driveways along Highland Drive, but only the northern driveway will be modified and require a throat depth waiver. The interior dimensions of the parking lot meet Clark County standards for aisle width and space size. A waiver is being requested to allow decorative rock, boulders, and metal plants (art) to replace living plant material that cannot grow under the overpass.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-19-900239	Outcall referral service	Approved by ZA	April 2019
ADR-17-900112	Outcall promoter	Approved by ZA	February 2017
ADR-15-900360	Outcall promoter	Approved by ZA	April 2015
ADR-15-900064	Outcall entertainment	Approved by ZA	January 2015

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0747-14	Recreational facility in conjunction with an existing office/warehouse	Approved by PC	October 2014
ADR-0210-14	Outcall Entertainment	Approved by ZA	April 2014
ADR-0456-13	Outcall Entertainment	Approved by ZA	June 2013
ADR-0129-12	Outcall Entertainment	Approved by ZA	March 2012
UC-0608-11	Postal services facility in conjunction with an existing office and warehouse development	Approved by PC	February 2012
UC-0010-11	Rental store within an existing suite of the complex	Approved by PC	March 2011
UC-0374-09	Photography studio	Approved by PC	July 2009
VC-1789-99	Allow an off-premises advertising sign to project over a building at a reduced setback	Approved by PC	January 2000
ZC-074-84	Reclassified to M-1 zoning for an office and warehouse development	Approved by BCC	May 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	M-1	Office/warehouse
South	Business Employment	M-1	I 15 & warehouse
West	Business Employment	M-1	I 15, warehouse, & City of Las Vegas

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

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

This property is located in NDOT right-of-way that is intended to provide street access to the public. The subject property is partially located below a major overpass for Desert Inn Road. It would not be beneficial to plant landscaping under a major arterial roadway structure when considering the lack of solar access for plants and increased maintenance concerns. While staff normally would support live landscaping in those areas not located under the overpass, staff recognizes the NDOT landscape enhancements along major arterials and highways as being more artistic in nature to meet a regional theme. However the remaining area not located under the overpass, staff believes this area can be landscaped with live plant material. Staff cannot support the waiver request.

Waiver of Development Standards #2

The proposed gate is located along Capella Avenue, a local connector road to Westwood Drive, that sees very little foot traffic on the south side of the road and will not provide general vehicular access. Any emergency access would require the emergency vehicles to stop in Capella Avenue prior to accessing the property, with little to no hazard for emergency personnel in approved equipment. However, because live plant material should be planted in areas with open sky, staff cannot recommend approval.

Waiver of Development Standards #3

The users of the parking lot are not for the most part the general public. Staff recommends the site have painted pedestrian walkways for the safety of employees using clearly marked pedestrian areas at obvious crossing points. However, because live plant material should be planted in areas with open sky, staff cannot recommend approval.

Design Review #1

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed parking lot is compatible with the adjacent development and existing condition of the property when considering it is currently part of the right-of-way. A parking lot would not be unsightly when considering the replacement of live plant material with proposed metal plant art that is similar to the regional theme used by NDOT for right-of-way beautification. The proposed metal plant art in this utility area of right-of-way, that includes large amounts of concrete, an overpass, and large retaining walls would save water and meet an aesthetic standard that is currently being applied regionally by NDOT. However, because live plant material should be planted in areas with open sky, staff cannot recommend approval.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the reduced throat depths for the northernmost commercial driveway on Highland Drive. The the applicant worked with staff to remove parking spaces, which provides

more room for vehicles to safely exit the right-of-way to gain access to the site. However, since Planning is recommending denial of the application, staff cannot support this waiver.

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:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection;
- Landscape the areas not under the overpass with living plant materials to meet the number of trees and shrubs for the open area landscape area;
- Provide internal parking lot painted pedestrian paths to the office/warehouse property.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: CARON MILSTEAD

CONTACT: CARON MILSTEAD, ATKINS GLOBAL, 2270 CORPORATE CIRCLE,
HENDERSON, NV 89074



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 (ZC) <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>WS-23-0727</u> DATE FILED: <u>10/19/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Paradise/Winchester</u> TAB/CAC DATE: <u>11/28/23</u> PC MEETING DATE: <u>12/19/2023</u> BCC MEETING DATE: _____ FEE: <u>\$1150.00</u>
	PROPERTY OWNER NAME: <u>Nevada Department of Transportation</u> ADDRESS: <u>1263 S Stewart Street</u> CITY: <u>Carson City</u> STATE: <u>NV</u> ZIP: <u>89712</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Highland Associates, LLC</u> ADDRESS: <u>3271 S Highland Dr Suite 707</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-726-8521</u> CELL: <u>702-420-6116</u> E-MAIL: <u>akoch@eurekamesquite.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Caron Milstead -Atkins NA</u> ADDRESS: <u>2270 Corporate Circle</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-551-0370</u> CELL: <u>240-472-0182</u> E-MAIL: <u>caron.milstead@atknsglobal.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-08-899-035,162-17-501-001,162-08-807-002

PROPERTY ADDRESS and/or CROSS STREETS: Highland Drive and Capella Ave

PROJECT DESCRIPTION: Install surface parking in NDOT ROW

(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.

Alexander C Koch
Property Owner (Signature)*

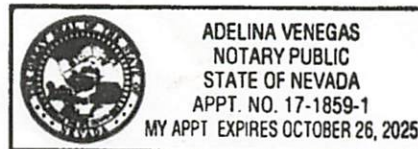
Alexander C Koch on behalf of Highland Associates LLC
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 05/31/2023 (DATE)

By Alex Koch

NOTARY PUBLIC: Adelina Venegas



*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.



AUTHORIZATION TO SUBMIT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Application Pre-review (APR) record number: APR-23-101000

Application Materials have been deemed ready to submit without revisions with minor revisions.

Notes: Provide an NDOT letter/email re-affirming the one dated Sept. 28, 2022. Email me a copy for review.

By: JUD Date: 10/16/2023

Advisory: Authorization to submit expires 2 weeks after determination is made. If all required documents are not provided to staff within this timeframe, an appointment to re-review the application materials is required.

Required Application(s):

- | | | |
|--|--|--|
| <input type="checkbox"/> Master Plan Amendment | <input type="checkbox"/> Land Use – Administrative Design Review (ADR) | <input type="checkbox"/> Tentative Map (TM) |
| <input type="checkbox"/> Land Use | <input type="checkbox"/> Land Use – Wavier of Conditions (WC) | <input type="checkbox"/> Vacation and Abandonment (VS) |
| <input type="checkbox"/> Zone Change (ZC) | <input type="checkbox"/> Land Use – Application for Review (AR) | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Special Use Permit (UC) | <input type="checkbox"/> Land Use – Extension of Time (ET) | |
| <input checked="" type="checkbox"/> Waiver of Development Standards (WS) | | |
| <input checked="" type="checkbox"/> Design Review (DR) | | |

Required Fees:

- Refer to the attached Fee Sheet.

Next Steps:

- Review the attached submittal requirements for the applicable application type(s).
- Go to the Application Pre-review record in the County's Citizen Access Portal (ACA) and upload all required application documents in PDF format (regardless of the format specified in the submittal requirements).
- Once all the application documents are uploaded, coordinate the transmittal of the required hard copy documents with the planner who authorized the submittal (see name above); all transmittals shall include a cover letter and/or transmittal memo and a copy of this form. The Personnel Contact Information list on Department's Contact Us webpage includes the phone number and email address for all planners.
- When the application package is received, the documents will be re-reviewed to ensure no changes except those noted above have been made and, if in an acceptable form, the planner will accept the application documents. Staff will then create the application records. If payment for the application fees was not included in the application package, an email notice will be sent to the record(s) contact indicating the application fees are due. This step may take up to 2 business days to complete.
- Once fees are paid, the application(s) will be considered "Submitted".



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-23-0727

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Winchester TAB Time: 6:00 p.m. AND Paradise TAB Time: 7:00p.m.

Date: 11/28/2023

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 12/19/2023 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click or tap to enter a date. N/A Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:
 - Site plans
 - Landscape plans
 - Elevations
 - Floor plans
 - Photos
 - Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Windmill Library
7060 W. Windmill Lane, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Tammy Harris/Joy Marchant, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Dawn VonMendenhall, Secretary
(702) 289-0196
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Tammy Harris/Joy Marchant, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Valerie Leiva, Secretary
(702) 468-9839
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Liane Lee	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Timothy Castello	(702) 455-3113*	Ross Miller	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 08/30/2023



Atkins North America, Inc.
2270 Corporate Circle, Suite 200
Henderson, Nevada 89074-7755

Telephone: +1.702.263.7275
Fax: +1.702.263.7200

www.atkinsglobal.com/northamerica

Clark County Government Center

10/04/2023

500 S. Grand Central Pkwy.
Las Vegas, NV 89155

WS-23-0727

Subject: Highland Business Park- Parking Lot Expansion

**CIVIL
ENGINEERING**

Planning Department,

Please accept this Justification letter for Design Review and Waiver of Development Standards for proposed parking lot expansion on NDOT Parcel 162-08-899-035 adjacent to 3271 S. Highland Dr. also known as APN 162-08-807-002 and 162-17-501-001.

A long-term lease has been negotiated with the Nevada Department of Transportation to provide additional parking and alternate landscaping for the business park. Highland Business Park, APN 162-08-807-002 is located on the west side of Highland Drive between Desert Inn overpass and Western Ave / Desert Inn Ramp. This project has been permitted by NDOT and they have requested that we seek concurrent Clark County approval. This plan proposes adding 61 new parking spaces to the existing 347 parking spaces currently provided for Highland Business Park.

Identified land use application requests:

- Waiver of Development Standards requested for alternative parking lot landscaping with reduce parking lot fingers and alternative materials is requested as most of the propose parking lot is under the bridge and plants will not grow/thrive under the bridge or in the shadow of the bridge. Alternative materials such as decorative metal faux plants will be used in all locations where landscape islands are proposed and are modified from code standards.
- Waiver of Development Standards to reduce Street landscaping (Highland Drive) to 9.5 feet where 15 feet is required. As the existing office warehouse was constructed in the 1980s when landscape widths along street frontage had a different width requirement, we designed the landscaping to complement the existing grandfathered condition. Trees and ground cover are existing. The proposed landscape consists of metal faux materials and ground cover with boulders. The alternative landscaping has been spaced between 6 and 42 feet apart. While different than the one tree for each 30-foot requirement with live plants, the alternative landscaping has been designed to effectively use the space along the frontage road as well as under and in the shadow of the bridge. .
- Waiver of Development Standards to reduce gate setback to 9 feet where 50 feet is required is being requested the gate will be a locked emergency gate for security purposes. The parking spaces are intended primarily for employee use. The locked gate along Capella Ave along with the proposed landscape in the area will be used to deter unwanted vehicle use visiting the busy barbeque restaurant to the north.

- Waiver of Development Standards to reduce the driveway throat depth to 9.6 feet where 75 feet is required (Highland Dr.) is being requested to match the existing driveway throat depth. The parking lot design is based on the overpass design.
- Waiver of Development Standards: Elimination of pedestrian walkways is being requested as the parking area is to be used primarily by employees and will facilitate maximum number of spaces and landscaped areas, with the public sidewalks are available if needed.
- Design Review for a proposed parking lot expansion for an existing office/warehouse complex is being requested as a long-term lease has been negotiated with the Nevada Department of Transportation to provide additional parking under the overpass. This transforms land that is currently sitting vacant into productive and aesthetically pleasing space that will be similar in design to what has been approved on the east side of Highland Drive at the same Desert Inn bridge and will provide a service for Highland Business Park by increasing the total parking available

The applicant wishes to construct improvements allowing surface parking within NDOT's right-of-way. APN 162-08-899-035, adjacent to and north of the northern boundary of APN 162-08-807-002. The proposed new parking surface to the north will extend under the Desert Inn Arterial overpass and include gated emergency access to Capella Avenue. The access to Capella Avenue will be constructed per Clark County standards and gated to only allow emergency access. Per discussions with Public Works, because the access to Capella Avenue will be via a locked emergency gate the design of the driveway has been modified to be per CCAUSD 224. The access to the additional parking will be via the existing parking lot driveway on APN 162-08-807-002 and employees will be instructed to park there. The driveway to Highland Drive is now proposed to be modified to meet CCAUSD 222.1 and 225, although it will require a throat depth waiver, this is the sixth and northernmost existing driveway to the site. The parking lot has been designed per Clark County parking guidelines for parking spaces and drive aisles, most of the spaces being the standard 9'x18' perpendicular spaces with a 24' drive aisle, the southwest portion has 6 spaces angled at 45-degrees and a 13' one-way drive aisle. Where the existing bridge ground cover is located the south side of the bridge, the site will be paved to create the parking and drive aisles. The design allows for better circulation of emergency vehicles and delivery trucks throughout the area by connecting the northern end of 3261 S Highland Dr. The leased area will also receive an alternate landscaping treatment (per the waiver of development standards discussion above) featuring metal plants, decorative rocks, and decorative boulders that will improve the overall look and aesthetics of the Highland Drive neighborhood.

The waivers maintain the current conditions of the existing community and are compatible with other improvements in the area.

We believe this to be an excellent addition to the existing facility and respectfully request your approval.

On behalf of our client, Highland Associates LLC, thank you for your attention and assistance.

Please do not hesitate to contact me should additional information be required, or you have questions I can be reached by email at caron.milstead@atkinsglobal.com or by phone at 702-551-0370.

Sincerely,

A handwritten signature in black ink, appearing to read 'Caron Milstead', with a long horizontal flourish extending to the right.

Caron Milstead,
Senior Operations Coordinator I
Engineering, Design and Project Management