



Winchester Town Advisory Board

July 09, 2019

MINUTES

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

Secretary: Victoria Bonner, 702-883-4662 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 Mark Donohue; Planning, Tick Segerblom; Commissioner District E, Gloria Wells; Executive Assistant District E, Victoria Bonner; Secretary. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of June 25, 2019 Minutes
Moved by: Delibos
Approve minutes as submitted
Vote: 4-0 Unanimous
- IV. Approval of Agenda for July 09, 2019
Moved by: Delibos
Approve as submitted
Vote: 4-0 Unanimous
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)
Commissioner Tick Segerblom invited the community to Meet and Greet at the Winchester Cultural Center. This will be held on August 13, 2019 from 5:00 – 6:00 p.m.

VI. Planning & Zoning:

1. **DR-19-0417-LV – PCPS, LLC & LV – AM, LLC:**

DESIGN REVIEW for an amendment to a comprehensive sign plan in conjunction with a resort hotel on 17.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southeast corner of Las Vegas Boulevard South and Sahara Avenue within Winchester. TS/al/ma
(For possible action) **07/17/19 BCC**

Moved By- Delibos
Approve- with staff conditions
Vote: 4-0 Unanimous

2. **SC-19-0473-305CCD, LLC**

STREET NAME CHANGE to change Debbie Reynolds Drive to Majestic Plaza Place. Generally located on the south side of Convention Center Drive and the north side of Desert Inn Road within Winchester. TS/dm/ja (For possible action) **08/06/19 PC**

Moved By- Delibos
Approve- with staff conditions
Vote: 4-0 Unanimous

VI. General Business
None

VII. Public Comment
None

VIII. Next Meeting Date

The next regular meeting will be July 30, 2019

IX. Adjournment

The meeting was adjourned at 6:17 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., JULY 30, 2019**

08/20/19 PC

1. **DR-19-0511-MILENKOV YAVOR N:**
DESIGN REVIEW for a new retail sales and service office and warehouse on 2.6 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Karen Avenue 862 feet west of Boulder Highway within Winchester. TS/nr/ma (For possible action)

2. **UC-19-0485-GOLD KEY 3049 LLC & JADE KEY LLC:**
USE PERMIT for vehicle rental in conjunction with an existing shopping center on 3.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Convention Center Drive within Winchester. TS/al/ma (For possible action)

08/21/19 BCC

3. **AR-19-400081 (DR-0564-15)-WESTGATE LAS VEGAS RESORT, LLC:**
HOLDOVER DESIGN REVIEW THIRD APPLICATION FOR REVIEW of an amended comprehensive sign plan for changes to an existing freestanding sign and changes to animated signage in conjunction with the Westgate Resort Hotel on 59.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southeast corner of Paradise Road and Karen Avenue within Winchester. TS/tk/ja (For possible action)

4. **WC-19-400097 (DR-18-0071) -ALDABBAGH OMAR:**
WAIVER OF CONDITIONS of a design review that requires the applicant to reconstruct existing driveways with commercial curb return driveways per Uniform Standard Drawings 222.1 and 225 for a parking lot expansion in conjunction with an existing adult cabaret on 1.0 acre in an M-1 (Light Manufacturing) Zone in the Adult Use and MUD-1 Overlay Districts. Generally located on the west side of Highland Drive, 550 feet south of Edna Avenue within Winchester. TS/tk/ma (For possible action)

RETAIL SALES/SERVICE
(TITLE 30)

KAREN AVE/BOULDER HWY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-19-0511-MILENKOV YAVOR N:

DESIGN REVIEW for a new retail sales and service office and warehouse on 2.6 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Karen Avenue 862 feet west of Boulder Highway within Winchester. TS/nr/ma (For possible action)

RELATED INFORMATION:

APN:
161-07-101-016

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description

General Summary

- Site Acreage: 2.6
- Project Type: retail sales/service
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 4,880 (each building)
- Parking Required/Provided: 28/28

Site Plans

The plans depicts a proposed retail sales and service business with two, 4,880 square foot buildings located northeast of the hammerhead cul-de-sac north of Karen Avenue. The southern building will be used for an office and the northern building will be used for a tech service warehouse. Parking is located on the north and south sides of both buildings with a 20 foot wide courtyard in between the buildings. There will be 15 spaces with 2 landscape islands on the south side of the office building and 13 spaces with 2 landscape islands on the north side of the warehouse building. A trash enclosure is proposed on the southeastern portion of the parcel. A Flood Control drainage easement is located on the southern property boundary and varies in width from 20 feet to 50 feet on the eastern property line. The drainage easement is also along the northern property boundary with a width of 20 feet. The property is accessed from Karen Avenue.

Landscaping

The plans show a 5 foot 6 inch wide landscape strip per Figure 30.64-11 along the interior border with the Flood Control drainage easement on the southeastern property line. Parking lot landscaping will comply with Figure 30.64-14. Additional landscaping is provided on the south side of the office building facing Karen Avenue.

Elevations

The elevations show two, 20 foot high buildings with stucco exterior and metal roofs, with decorative metal accents and clerestory windows. Each building has a set of glass panel roll-up doors.

Floor Plans

The office building has a lobby, restrooms, large conference room, storage, and offices of varying sizes for departments of the company. The warehouse has a receiving area, restrooms, service tech area, training space, and a lobby.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use is for retail sales and service with an office and a tech service warehouse. The bulk of the work done by the company will be off-site. The justification letter indicates that the proposed use is in keeping with the Winchester Land Use Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0462-15	Hammerhead turn around for Karen Avenue	Approved by PC	September 2015
VS-0343-15	Vacated and abandoned a portion of Karen Avenue	Approved by PC	September 2015
ZC-0406-07	Reclassified 2.5 acres from R-1 and H-2 to C-2 zoning for auto repair	Approved by BCC	June 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2, H-2	Auto storage and auto sales
South	Commercial General	R-T	Manufactured home park
East	Commercial General	C-2, H-2	Auto storage and auto sales
West	Residential High (8-18 du/ac)	R-3	Developed multi-family homes

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff finds that the project design meets Title 30 standards. The proposed uses are in keeping with the Winchester Land Use Plan designation for the area. Staff finds that the landscaping and design of the site will not have a negative impact on the surrounding area; therefore, staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified, and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements along Jacyra Avenue and Karen Avenue.

Building Department - Fire Prevention

- 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.

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 #0358-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KAREN ROAD BUILDING, LLC

CONTACT: GEORGE ROGERS, 6325 S. JONES BLVD, SUITE 100, LAS VEGAS, NV
89118

DRAFT

VEHICLE RENTAL
(TITLE 30)

LAS VEGAS BLVD S/CONVENTION CENTER DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0485-GOLD KEY 3049 LLC & JADE KEY LLC:

USE PERMIT for vehicle rental in conjunction with an existing shopping center on 3.6 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east side of Las Vegas Boulevard South and the south side of Convention Center Drive within Winchester. TS/al/ma (For possible action)

RELATED INFORMATION:

APN:

162-09-405-004; 162-09-804-001

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3053 & 3061 Las Vegas Boulevard South
- Site Acreage: 3.6
- Project Type: Vehicle rental within a shopping center
- Number of Stories: 1
- Square Feet: 375 Lease Space/28,440 shopping center
- Parking Required/Provided: 114/184

Site Plans

The plans depict an existing shopping center with access from Convention Center Drive, Las Vegas Boulevard South, and Cathedral Way. The office for the proposed vehicle rental agency is located in a lease space in the northern portion of the shopping center located approximately 300 feet from Las Vegas Boulevard South and 220 feet from Convention Center Drive. The plans indicate that up to 5 vehicles will be displayed on the northwestern corner of the shopping center

Landscaping

No changes are proposed or required to existing landscape areas with this request. Existing landscape areas are located adjacent to the streets and within portions of the parking area.

Elevations

The photos depict an existing 1 story building with decorative siding and a flat roof with parapet walls.

Floor Plans

Records indicate the shopping center has a total area of 28,440 square feet and the lease space for the proposed vehicle rental agency has an area of 375 square feet.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that the company operates other vehicle rental agencies in the County. This site will offer a convenient location for airport arrivals and departures and is in close proximity to resort hotels within the Resort Corridor. The business will keep 5 vehicles at this location at a time. The proposed vehicle rental agency is a compatible use with other businesses in this area.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0213-16	Outside dining area with shade cover	Approved by zoning administrator	April 2016
UC-0831-15	Supper club in another suite within the shopping center	Approved by BCC	February 2016
ADR-0607-11	On-site drive aisle	Approved by zoning administrator	July 2011
UC-0509-10	Banquet facility and a waiver of development standards to reduce parking	Approved by PC	December 2010
UC-0043-09	Recreational facility (balloon ride)	Denied by BCC	July 2009
UC-1415-07	Banquet facility	Approved by PC	January 2008
UC-1002-05	Restaurant with live entertainment - 2 years for review – expired	Approved by PC	August 2005
UC-0638-99	Outdoor prize wheel – expired	Approved by PC	June 1999
VC-0292-98	Off-premises sign	Approved by BCC	May 1998

Various other applications for commercial uses prior to 1998 have been approved on the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Commercial uses
South	Commercial Tourist and Institutional	H-1	Encore Resort Hotel & place of worship (Guardian Angel Cathedral)

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Institutional	H-1	Place of worship (Guardian Angel Cathedral)
West	Commercial Tourist	H-1	Resorts World Resort Hotel & undeveloped parcels

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

This site is located within the resort corridor. Vehicle rental agencies have been found to be a compatible use with other commercial uses in shopping centers. There are several similar businesses located throughout the Resort Corridor. The applicant indicates that 5 vehicles will be kept at this location and if additional vehicles are needed they will be delivered from other locations operated by the applicant. Staff finds that the proposed use is consistent and compatible with other uses in this area and will not have an adverse effect on adjacent properties; therefore, staff supports this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that 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

- Applicant to perform and have recorded, no later than March 1, 2020, a Record of Survey to determine the underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard South.

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:

PROTESTS:

APPLICANT: GUEORGUI GAUTCHEV

CONTACT: PAUL GARCIA, 9051 ECHELON POINT DR #1013, LAS VEGAS, NV 89109

DRAFT

AMENDED COMPREHENSIVE SIGN PLAN
(TITLE 30)

UPDATE
PARADISE RD/KAREN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-19-400081 (DR-0564-15)-WESTGATE LAS VEGAS RESORT, LLC:

HOLDOVER DESIGN REVIEW THIRD APPLICATION FOR REVIEW of an amended comprehensive sign plan for changes to an existing freestanding sign and changes to animated signage in conjunction with the Westgate Resort Hotel on 59.1 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the southeast corner of Paradise Road and Karen Avenue within Winchester. TS/tk/ja (For possible action)

RELATED INFORMATION:

APN:

162-10-310-002

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 2900, 2950, and 3000 Paradise Road
- Site Acreage: 59.1
- Project Type: Amended comprehensive sign plan

Site Plan

The property is the site of the Westgate Resort Hotel (formerly LVH and The Las Vegas Hilton Resort Hotel). Access to the site is provided from Paradise Road, Karen Avenue, and Joe W. Brown Drive. The approved application amended the comprehensive sign plan which included eliminating an approved animated wall sign (video unit) and adding larger animated signs (video units) to the main pylon sign for the resort hotel located along Paradise Road.

Landscaping

No changes to the landscape areas were proposed or required in conjunction with the original application.

Signage

The original comprehensive sign plan for the resort hotel was approved by DR-0275-11 in August 2011. Since approval of the original comprehensive sign plan there have been 3 applications to amend the comprehensive sign plan for the resort hotel; UC-0659-14, DR-0194-15, and DR-0564-15. The approval of DR-0564-15 eliminated an approved animated wall sign (video unit) on the southern elevation of the southern wing of the building and modified the existing freestanding sign by increasing the animated sign area. The total area of the existing freestanding sign was not changed. The freestanding sign is the main pylon sign for the resort hotel and was approved by prior applications for a total of 5,238 square feet of animated signage (2 video units) on the north and south sides of the sign. The video units on the existing freestanding sign were increased from 5,238 square feet to 9,033 square feet with DR-0564-15. With the elimination of the animated wall sign, the animated sign area for the resort hotel was reduced by 2,205 square feet to a total of 9,033 square feet.

The table below describes the existing signage. Details related to the exact location and areas of each sign are provided in the file.

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
*Freestanding	46,788	0	46,788	6,325	865	3	0	3
*Wall	66,801	-6,000	60,801	42,951	41.6	22	-1	21
Roof Sign	4,338	0	4,338	0	N/A	2	0	2
Projecting	0	0	0	**32	N/A	0	0	0
Hanging	0	0	0	**32	N/A	0	0	0
Directional	794	0	794	800	N/A	25	0	25
Overall Total	118,721	-6,000	112,721	50,076	N/A	52	-1	51

*The existing freestanding and wall signs also contain animation.

** Per tenant.

The details for animated signs are listed below:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Animated	11,238	-2,205	9,033	***450	1,907	3	-1	2

***150 square feet permitted per street frontage.

Previous Conditions of Approval

Listed below are the approved conditions for AR-18-400226 (DR-0564-15):

Current Planning

- 6 months to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review;

and that 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.

Listed below are the approved conditions for AR-18-400028 (DR-0564-15):

Current Planning

- Until October 4, 2018 to review as a public hearing;
- Use of white light for background and graphics on the north facing video unit of the free standing sign shall be minimal;
- No flashing video on the north facing video unit of the freestanding sign from 30 minutes after sunset until 30 minutes prior to sunrise;
- Reduce nits (brightness) of the north facing video unit of the freestanding sign to 4 percent of maximum brightness from 30 minutes after sunset until 30 minutes prior to sunrise.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Listed below are the approved conditions for DR-0564-15 (ET-0051-16):

Current Planning

- Until June 22, 2017 to commence and review as a public hearing;
- Reduce nits (brightness) of the video unit to 25% of maximum brightness at nighttime.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to review; and that 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.

Listed below are the approved conditions for DR-0564-15:

Current Planning

- 6 months to commence and review as a public hearing;
- Reduce nits (brightness) of the video unit by 25% of maximum brightness at nighttime.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Applicant's Justification

The applicant states the original DR-0564-15 was approved by the Board of County Commissioners on October 21, 2015 and was subjected to a review 6 months after the approval, there was also an extension of time that was granted to reduce the brightness of the message

display. The second review was granted in December 2018 for 6 months for the sign conditions. The applicant has been in compliance with the conditions of a 4% maximum brightness from 30 minutes after sunset until 30 minutes prior to sunrise. The applicant is requesting to remove the time limit or request a 3 year review period.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400226 (DR-0564-15)	Second review of an amended comprehensive sign plan	Approved by BCC	December 2018
AR-18-400028 (DR-0564-15)	First review of an amended comprehensive sign plan	Approved by BCC	April 2018
DR-0564-15 (ET-0051-16)	First extension of time to complete and review an amended comprehensive sign plan for the Westgate Resort Hotel for addition animated signage on an existing freestanding sign.	Approved by BCC	June 2016
DR-0564-15	Amended comprehensive sign plan for the Westgate Resort Hotel for addition animated signage on an existing freestanding sign	Approved by BCC	October 2015
DR-0194-15	Amended comprehensive sign for the Westgate Resort Hotel for addition wall/animated signage	Approved by BCC	May 2015
UC-0659-14	Amended comprehensive sign plan for the Westgate Resort Hotel	Approved by BCC	September 2014
DR-0275-11	Comprehensive sign plan for an existing resort hotel (Las Vegas Hilton)	Approved by BCC	August 2011
UC-0621-03 (ET-0146-04)	First extension of time to commence kitchens in existing hotel rooms in conjunction with an existing resort hotel (Las Vegas Hilton)	Approved by PC	July 2004
UC-0621-03	Kitchens in existing hotel rooms in conjunction with an existing resort/hotel (Hilton Hotel)	Approved by PC	May 2003
DR-0240-02	In-line switch and transfer station for the monorail	Approved by PC	March 2002
UC-2034-98	6 level, 70 foot high parking structure	Approved by PC	January 1999
UC-0160-98	18 story, 210 foot high, 418 unit hotel/timeshare/condominium building with kitchen including retails sales	Approved by PC	March 1998
DR-1075-96	52 foot high, 1,017 square foot freestanding animated sign in conjunction with a resort hotel (Hilton Hotel)	Approved by BCC	August 1996
VC-0268-95	Permit total sign area of 58,450 square feet in conjunction with a resort hotel	Approved by PC	March 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Turnberry Towers at Paradise Road & Karen Avenue
South	Public Facilities	P-F	Convention Center
East	Residential High (8 du/ac to 18 du/ac); Residential Urban Center (18 du/ac to 32 du/ac); and Public Facilities	R-1, R-2, R-3, & R-4	Las Vegas Country Club
West	Commercial Tourist and Public Facilities	H-1 & P-F	Turnberry Place, hotel, gas station & convention center (under construction)

STANDARDS FOR APPROVAL:

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

Analysis

Current 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. Since the original approval, there have been several code enforcement violations (CE18-00773, CE18-06483, CR18-07872) regarding the brightness of the sign which have all been resolved and closed. Since then, the applicant has been in conformance with the conditions of approval that were placed on the previous applications, and there have been no known recent complaints with the brightness of the lighting on the signs.

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

- Remove the time limit.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS: 9 cards

PROTEST: 12 cards

COUNTY COMMISSION ACTION: July 17, 2019 – HELD – To 08/21/19 – per the applicant.

APPLICANT: WESTGATE LAS VEGAS RESORT AND CASINO

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

DRAFT

PARKING LOT
(TITLE 30)

HIGHLAND DR/EDNA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-19-400097 (DR-18-0071) -ALDABBAGH OMAR:

WAIVER OF CONDITIONS of a design review that requires the applicant to reconstruct existing driveways with commercial curb return driveways per Uniform Standard Drawings 222.1 and 225 for a parking lot expansion in conjunction with an existing adult cabaret on 1.0 acre in an M-1 (Light Manufacturing) Zone in the Adult Use and MUD-1 Overlay Districts

Generally located on the west side of Highland Drive, 550 feet south of Edna Avenue within Winchester. TS/tk/ma (For possible action)

RELATED INFORMATION:

APN:

162-08-705-005; 162-08-705-006

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2995 and 3013 Highland Drive
- Site Acreage: 1
- Project Type: Expansion to an existing parking lot
- Square Feet: 4,850 (adult cabaret)/1,440 (warehouse/office)
- Parking Required/Provided: 52/58

History & Request

The site was originally part of an industrial complex with an adult cabaret and warehouse/office buildings. When the owner of this project site purchased the 2 parcels, the site was part of the larger complex with shared parking. However, the third parcel was sold to a different owner that is proposing 2 marijuana establishments (dispensary and retail marijuana store). Therefore, the 2 sites are no longer part of the same complex and have to stand alone.

Site Plan

The approved plan depicts an existing adult cabaret (Building C) consisting of 4,850 square feet. An existing 4,880 square foot warehouse/office (Building B) will be partially demolished reducing the area of the building to 1,440 square feet. A parking structure, which is also a part of

this application, is located on the northernmost parcel containing 24 parking spaces. Two-way drive aisles measuring 24 feet in width are located along the west and north sides of the adult cabaret. A one way drive aisle measuring 12 feet in width is located on the south side of the building. A 10 foot by 25 foot loading space is proposed along the south side of Building C. Existing landscape planters are provided along Highland Drive. Access to the site is provided via an existing 36 foot wide commercial driveway along Highland Drive. Cross access is not proposed between the existing adult cabaret and the proposed marijuana establishments and a waiver for cross access is proposed as part of UC-1118-17. The site requires 52 parking spaces where 58 spaces are provided and no additional street or parking lot landscaping is proposed with this application.

Previous Conditions of Approval

Listed below are the approved conditions for DR-18-0071:

Current Planning

- 2 years to complete the parking lot expansion with any extension of time to be a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Reconstruct existing driveways with commercial curb return driveways per Uniform Standard Drawings 222.1 and 225;
- Reconstruct any unused driveways with full off-site improvements.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and to contact CCWRD Customer Service for credit that may be received for any paid existing plumbing fixtures that may be removed from use.

Applicant's Justification

The applicant states that per the DR-18-0071 an attempt to add parking spaces by demolishing the westernmost building mandates a driveway reconstruction per RTC 225, an engineer has since designed and submitted grading plans and Clark County Public Works noted that uniform standard drawing 224 was used in lieu of 225 and a waiver of conditions is necessary.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0071	Parking lot expansion with an existing adult cabaret	Approved by BCC	June 2018

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0649-16	Hookah lounge in conjunction with an existing tavern and adult cabaret; permit a roof sign & increase sign area; exterior improvements to existing tavern & adult cabaret	Approved by BCC	November 2016
UC-0436-15	Expansion and exterior remodel of a tavern within an existing commercial/warehouse complex with a design review	Approved by BCC	August 2015
WS-0200-02	Allow an off-premises sign on the north parcel	Approved by PC	March 2002
WS-1105-01	Reduced parking for an appliance store and industrial uses	Approved by PC	October 2001
ADR-0761-01	Exterior remodel of an adult cabaret	Approved by Zoning Administrator	August 2001
ADR-0535-01	Exterior remodel of an adult cabaret	Approved by Zoning Administrator	June 2001
ADR-1019-00	Allow an adult cabaret	Approved by Zoning Administrator	December 2000
VC-0125-00	Reduce parking for a retail store, tavern, and warehouse	Approved by PC	March 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	M-1	Industrial buildings
South	Business and Design/Research Park	M-1	Existing warehouse/office building
East	Business and Design/Research Park	M-1	Industrial buildings
West	Business and Design/Research Park	M-1	Industrial buildings & mini warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Waiver of Conditions

Staff can support the waiver of conditions as these driveways will cause conflict with the existing building footprints.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) will no longer fulfill its intended purpose.

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:

Public Works - Development Review

- Commercial pan driveway per Uniform Standard Drawing 224.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SOUTHERN HIGHLAND CENTERFOLDS

CONTACT: LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101