



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

January 9, 2024

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from 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 December 26, 2023. (For possible action)
- IV. Approval of the Agenda for January 9, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **WS-23-0779-DURAN NARCISO:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase height for a detached accessory structure; **2)** reduce separation; and **3)** reduce setback for a detached accessory structure in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Capistrano Avenue and the west side of Burnham Avenue within Winchester. TS/lm/syp (For possible action)
PC: 01/16/24
 - 2. **UC-23-0874-WESTWYNN, LLC:**
USE PERMITS for the following: **1)** allow a temporary outdoor commercial event not in conjunction with an existing licensed business; and **2)** allow live entertainment or amplified sound beyond daytime hours on 35.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Fashion Show Drive within Winchester and Paradise. TS/jor/xx (For possible action)
BCC: 01/17/24
 - 3. **WS-23-0816-ANGELLOTTI FAMILY TRUST & ANGELLOTTI DOROTHY TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** cross access; and **2)** bicycle parking.
DESIGN REVIEWS for the following: **1)** parking lot with office; and **2)** lighting plan on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Karen Avenue and the west side of Boulder Highway within Winchester. TS/bb/syp (For possible action)
PC: 02/06/24
- VII. General Business
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council’s jurisdiction will be held. No 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: January 30, 2024.

X. Adjournment.

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

3130 S McLeod Dr. Las Vegas, NV 89121

<https://notice.nv.gov>



Winchester Town Advisory Board

December 26, 2023

MINUTES

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

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liaison, Brady Bernhart – Planner, & Valerie Leiva – Secretary. The meeting was called to order at 6:01 p.m.

II. Public Comment: None

III. Approval of the November 28, 2023 Minutes

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

IV. Approval of Agenda for December 26, 2023

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

V. Informational Items: None

VI. Planning & Zoning

1. **ET-23-400168 (UC-21-0597)-TRANS-AERO LAND & DEVELOPMENT:**
USE PERMIT FIRST EXTENSION OF TIME to allow a service bay door for a vehicle (automobile) wash to face a street.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping; and **2)** eliminate the required loading space.

DESIGN REVIEWS for the following: **1)** vehicle wash; **2)** restaurant; **3)** outside dining and drinking; and **4)** vehicle maintenance (smog check) in conjunction with an existing convenience

BOARD OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair
MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

store and gasoline station on 1.0 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard and the north side of Desert Inn Road within Winchester. JJ/nai/syp (For possible action)

PC 01/16/24

Moved by: Barneond

Action: Approved

Vote: 3-0

2. **WS-23-0779-DURAN NARCISO:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase height for a detached accessory structure; **2)** reduce separation; and **3)** reduce setback for a detached accessory structure in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Capistrano Avenue and the west side of Burnham Avenue within Winchester. TS/lm/syp (For possible action)

PC 01/16/24

HELD – 01/09/23

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be January 9, 2024

X. Adjournment

The meeting was adjourned at 6:09 p.m.

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair
MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0779-DURAN NARCISO:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase height for a detached accessory structure; **2)** reduce separation; and **3)** reduce setback for a detached accessory structure in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Capistrano Avenue and the west side of Burnham Avenue within Winchester. TS/lm/syp (For possible action)

RELATED INFORMATION:

APN:
162-11-712-087

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase height for an existing accessory structure (storage building) to 14.5 feet where 14 feet is allowed per Table 30.40-2 (a 3.5% increase).
2. Reduce the building separation between an accessory structure (storage building) and the residence to 5 feet 9 inches where 6 feet is required per Table 30.40-2 (a 4.1% reduction).
3. Reduce the side yard setback for an existing accessory structure (storage building) to 2 feet where 5 feet is required per Table 30.40-2 (a 60% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2084 Capistrano Avenue
- Site Acreage: 0.1
- Project Type: Accessory structure (storage building)
- Number of Stories: 1
- Building Height (feet): 14.5 (detached accessory structure)
- Square Feet: 280 (detached accessory structure)

Site Plans

The plans depict an existing single family residence located in the central portion of the parcel. Access to the site is provided from Capistrano Avenue with the existing access on Burnham Avenue to be in-filled with block wall to match the existing wall. The existing detached

accessory structure (storage building) is located at the northwest corner of the parcel. The building is set back 5 feet 5 inches from the rear (north) property line and 2 feet from the interior side (west) property line. The plan depicts 5 foot 9 inches of separation between the storage building and the residence patio cover.

Landscaping

Photographs of the site depicts existing landscaping along the boundaries of the parcel. No changes are proposed or required with this request.

Elevations

The plan depicts an existing single story 14.5 foot storage building. The exterior consists of painted stucco and tile roof that matches the exterior materials of the residence.

Floor Plans

The plan depicts a 280 square foot storage building.

Applicant’s Justification

The applicant indicates that the storage building was constructed without permits, which has subsequently been requested by the applicant (BD21-50444). Additionally, there are no windows that face the neighbor to the west who has a storage shed of their own. It has been determined that the structure has been constructed per the 2018 International Building Code and the west wall is constructed to the fire rated wall assembly standards.

Surrounding Land Use

	Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-intensity Neighborhood (up to 8 du/ac)	Suburban	R-1	Single family residential

Clark County Public Response Office (CCPRO)

CE-18-09094 is an active case for an unpermitted detached accessory structure.

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

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.

Staff finds that if the storage building did not exceed 14 feet in height it may be less of an impact to surrounding neighbors. However, the impact is greater for a building constructed 2 feet from the adjacent side (west) property line. Additionally, the applicant has not provided a sufficient justification to warrant approval of the setback reduction to allow the building to remain. This is a self-imposed hardship that staff does not support.

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:

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing.
- 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 that the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

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

APPLICANT: ELICIA MONTGOMERY

CONTACT: ELICIA MONTGOMERY, 9680 W. TROPICANA AVE #132, LAS VEGAS, NV 89147



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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-23-0779</u> DATE FILED: <u>11/12/2023</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>WINCHESTER</u> TAB/CAC DATE: <u>12/26/2023</u> PC MEETING DATE: <u>1/10/2024</u> BCC MEETING DATE: _____ FEE: <u>\$ 775.00</u>
	PROPERTY OWNER NAME: <u>Narciso Duran</u> ADDRESS: <u>2084 Capistrano Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169-2226</u> TELEPHONE: <u>505-720-0300</u> CELL: <u>505-720-0300</u> E-MAIL: <u>ogonzalez@desertplastering.com</u>
	APPLICANT NAME: <u>Elicia Montgomery</u> ADDRESS: <u>9680 W Tropicana Avenue, Suite 132</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-219-5656</u> CELL: <u>702-327-4954</u> E-MAIL: <u>elicia@montgomeryengineers.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Elicia Montgomery</u> ADDRESS: <u>9680 W Tropicana Avenue, Suite 132</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-219-5656</u> CELL: <u>7002-327-4954</u> E-MAIL: <u>elicia@montgomeryengineers.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-11-712-087

PROPERTY ADDRESS and/or CROSS STREETS: 2084 Capistrano Avenue, NEC Burnham Avenue & Capistrano Avenue

PROJECT DESCRIPTION: _____

(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.

Narciso Duran
Property Owner (Signature)*

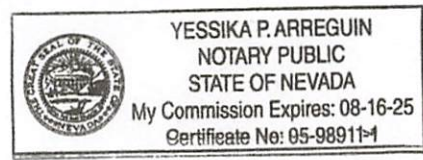
Narciso Duran
Property Owner (Print)

STATE OF NV
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Oct. 21st, 2022 (DATE)

By Narciso Duran

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.

JUSTIFICATION

The storage building was built without a permit. The accessory structure is located entirely in the rear yard of the home, behind a fence and does not impose on adjacent neighbors. There are no windows facing the neighbor to the west who has a storage shed of his own along his side of their shared property line. There may have been a language barrier regarding the need for permits prior to construction.

The homeowner works in construction and has an extensive tool collection. This storage shed provides a space to secure his tools and work on hobby projects at home. The building itself is in the rear yard behind a fence and is barely visible from the street. Because it was constructed to match the main house in color, design and materials, it is harmonious with the surrounding community.

Despite being unpermitted, it is built structurally sound and compliant with the current 2018 International Building Code. While the building is structurally adequate, there are three items that deviate from the provisions of Title 30 and require Waiver of Standards.

Waivers of Development Standards are requested for the following conditions:

1. Increase allowable height of the accessory building height from 14'-0" to 14'-6".
(reference Table 30.40-2 of Title 30 for R-1 zoning)
2. Reduce required separation distance between the accessory structure to the principal building from 6'-0" to 5'-9" (reference Table 30.40-2, note 1(a))
3. Reduce required setback of accessory building at side property line from 5'-0" to 2'-0".
As this is essentially a large shed, Table 30.44-1 allows reduction or elimination of setbacks if the building is architecturally compatible and firewall requirements are met. This structure is wood framed with stucco finish at the exterior walls and asphalt shingles. The roofing material, and paint color match the existing home. The architectural plans on file at Clark County Building (BD21-50444) include a detail for fire-rating on the walls/ceilings that are within 5'-0" of the property line. This detail has been accepted by building. Zoning is the only item left for permit issuance.

01/17/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0874-WESTWYNN, LLC:

USE PERMITS for the following: **1)** allow a temporary outdoor commercial event not in conjunction with an existing licensed business; and **2)** allow live entertainment or amplified sound beyond daytime hours on 35.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Las Vegas Boulevard South and the north side of Fashion Show Drive within Winchester and Paradise. TS/jor/xx (For possible action)

RELATED INFORMATION:

APN:

162-09-403-004; 162-16-101-009; 162-16-101-011

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3120 Las Vegas Boulevard South
- Site Acreage: 35
- Project Type: Temporary outdoor commercial event with live entertainment
- Building Height (feet): 73 (main tent)/43 (sponsor tent)
- Square Feet: 41,300 (main tent)/12,000 (sponsor tent)
- Parking Provided: 153

Site Plan

The plan depicts a proposed temporary outdoor commercial event located on the 3 parcels west of Las Vegas Boulevard South, north of Fashion Show Drive, and south of Genting Boulevard. The northern portion of the site includes temporary parking for staff and patrons (northwest corner) and a walkway that connects to the main area. The center of the event site includes temporary structures for the event which includes a sponsor tent, main event tent, portable restroom areas, back of house tent areas, and VIP queuing areas. Access to the site will be via Genting Boulevard and Fashion Show Drive. There is also a 20 foot wide fire lane surrounding the event area.

Landscaping

Landscaping is neither required nor a part of this request.

Elevations

The proposed main event tent has an overall height of 73 feet. The proposed sponsor tent has an overall height of 45 feet. All proposed structures are temporary.

Applicant's Justification

The applicant will be hosting entertainment events in connection with the Super Bowl 2024 called Homecoming Series & Taco Bell Innovation Summit on February 8, 2024 to February 11, 2024. The event will comprise of around 4,000 curated guests.

The build schedule consists of the following dates:

- Start Date: January 25, 2024
- Setup: January 26, 2024 to February 7, 2024
- Breakdown: February 13, 2024 - ongoing

Each day there will be a live performer/DJ present at the event. The hours will be the following:

- February 8, 2024, February 10, 2024, and February 11, 2024 from 9:00 p.m. to 1:00 a.m.
- February 9, 2024 at 11:00 a.m. to 1:00 a.m.

Throughout the day, there will be live sound checks with the various performers.

Dates	Hours	Number of attendees (estimated)
February 8, 2024	9:00 p.m. to 1:00 a.m.	2,500
February 9, 2024	11:00 a.m. to 1:00 a.m.	4,000
February 10, 2024	9:00 p.m. to 1:00 a.m.	4,000
February 11, 2024	9:00 p.m. to 1:00 a.m.	2,500

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0267	Temporary construction storage for the MSG Sphere	Approved by BCC	June 2022
UC-21-0575	Accessory structure prior to the construction of a principal structure	Approved by BCC	November 2021
WS-21-0465	Landscape improvements and increased finished grade	Approved by BCC	October 2021
WS-21-0035	Increased fence height including a design review for a fence and lighting in conjunction with undeveloped lots	Approved by BCC	March 2021
AR-19-400154 (UC-18-0784)	First application to review a temporary parking lot - expired	Approved by BCC	January 2020
UC-18-0784	Temporary parking lot and waived landscaping along right-of-way, including Fashion Show Drive - expired	Approved by BCC	November 2018
UC-18-0592	Temporary parking lot on an adjacent parcel to the west - expired	Approved by BCC	September 2018

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400113 (UC-0045-16)	First extension of time to commence the expansion of the Gaming Enterprise District	Approved by BCC	June 2018
ET-18-400092 (UC-0492-15)	First extension of time to commence a High Impact Project/resort hotel (Alon)	Approved by BCC	June 2018
AG-0744-16	Performance Agreement and Decommissioning Plan	Accepted by BCC	October 2016
UC-0045-16	Expansion of the Gaming Enterprise District	Approved by BCC	April 2016
UC-0492-15	High Impact Project/resort hotel (Alon)	Approved by BCC	October 2015
UC-0491-15	Offices within an existing modular building	Approved by BCC	September 2015
UC-0013-12	Temporary offices within an existing modular building - expired	Approved by BCC	March 2012
UC-0471-11	Art gallery with retail sales and an outdoor display area - expired	Approved by PC	November 2011
WS-0301-10	Reduced setbacks for a temporary fence and increased fence height in conjunction with an approved resort hotel - expired	Approved by BCC	August 2010
UC-1378-07	Resort hotel (The Plaza) - expired	Approved by BCC	March 2008
DR-0944-06	Modular building for a temporary sales center in conjunction with Trump Tower	Approved by PC	August 2006
UC-1476-04	Temporary sales center in conjunction with Trump Tower - expired	Approved by BCC	September 2004
WS-1084-04	Temporary off-site parking lot for the Venetian Resort Hotel - expired	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	H-1	Resorts World Resort Hotel
South	Entertainment Mixed-Use	H-1	Fashion Show Mall
East	Entertainment Mixed-Use	H-1	Wynn & Encore Resort Hotels, place of worship, & retail center
West	Entertainment Mixed-Use	H-1	Parking lot, Trump Tower, office building and parking garage, & adult cabaret (Déjà Vu Showgirls)

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

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The proposed temporary outdoor commercial event is a common use which occurs throughout the Resort Corridor, and similar outdoor temporary events occur throughout the year. The site is located in the Entertainment Mixed-Use Planned Land Use. Staff finds that the proposed use is in an area that is tourist-focused with amenity rich public spaces and pedestrian amenities. Furthermore, there is no residential in the area; therefore, there should not be a negative impact due to proposed live entertainment beyond daytime hours. The Master Plan encourages uses that provide opportunities for a mix of uses which are connected and integrated into nodes such as entertainment. For these reasons, staff can support these use permit requests.

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

- 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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STEPHANIE HOLLAND

CONTACT: STEPHANIE HOLLAND, 272 M STREET SW, WASHINGTON, DC 20024

02/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0816-ANGELLOTTI FAMILY TRUST & ANGELLOTTI DOROTHY TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** cross access; and **2)** bicycle parking.

DESIGN REVIEWS for the following: **1)** parking lot with office; and **2)** lighting plan on 2.1 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Karen Avenue and the west side of Boulder Highway within Winchester. TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

161-07-101-011; 161-07-101-012

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate cross access where cross access shall be provided to non-residential land uses that are similar or complementary with consistent levels of intensity and similar parking per Table 30.56-2.
2. Eliminate bicycle parking where 4 spaces and 2 bicycle racks are required per Table 30.60-2 (a 100% reduction).

DESIGN REVIEWS:

1. Parking lot with office.
2. Lighting plan.

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3572 and 3582 Boulder Highway
- Site Acreage: 2.1
- Project Type: Parking lot
- Number of Lots/Units: 2
- Number of Stories: 1
- Building Height (feet): 13
- Square Feet: 300
- Parking Required/Provided: 2/132

Site Plan

The site plan depicts an existing paved parking lot with lighting on 2 separate, but connected parcels. Both parcels area located on the west side of Boulder Highway north of Karen Avenue with one gated access drive on each street. The property was previously approved for vehicle sales and parking lot with ZC-0249-95. A 300 square foot rectangular shaped modular office building is proposed at the northeast entrance at Boulder Highway. The office is set back 20 feet from east property line (Boulder Highway) and 31 feet from the north property line. A commercial vehicle share parking lot with 132 parking spaces is shown on the plan. The site has a 5 foot block wall along the west property line, and 3 foot wrought iron decorative fences along the north, east, and south property lines. Both access driveways are gated and setback at least 50 feet from the property lines. Gates will remain closed at all times with employee access only permitted with remote access control. The applicant's request is to allow a shared commercial fleet vehicles (vans) and employee parking during work shifts.

Landscaping and lighting

The property has parking lot and perimeter lighting and a minimum of 15 feet of on-site landscaping adjacent to Boulder Highway and Karen Avenue. Up to an additional 14 feet of landscaping is depicted in the Boulder Highway right-of-way. Existing on-site light poles are 22 feet in height with down shielded lights. There are several public streetlights located in the Boulder Highway and Karen Avenue right-of-way adjacent to the existing attached sidewalks. 15 small trees are located along Boulder Highway and 19 small trees are located along Karen Avenue. 22 large trees are located on the north and west property lines and within the interior parking lot planter locations. The perimeter street side landscaping meets the 15-foot depth and number of trees required with shrubs. Additional decorative palm trees have been included along the streets.

Elevations

The proposed office is a modular building permanently affixed to the finished grade and the exterior walls of the office building are painted with vertical board siding and a flat roof. The trailer entrance faces the access drive to the south. Any mechanical equipment will either be ground mounted or shielded from view if roof mounted per code. The structure will meet Title 30 setback standards and code requirements for shielding mechanical equipment.

Floor Plans

The 300 square foot office trailer is 10 feet by 30 feet with windows on all sides and the access door facing south. The trailer has a restroom and office space.

Applicant's Justification

In order for the site to fully comply with current Title 30 standards, the establishment must have an approved use permit for trailers sales and service. Per the justification letter, the site has been developed to comply with Title 30 design standards, and the proposed use does not have any adverse effects to the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0249-95	Reclassified from H-2 to C-2 zoning	Approved by BCC	March 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Corridor Mixed-Use	C-2	Small trailer parking & sales
South	Corridor Mixed-Use	H-2	Manufactured home community
East	Business Employment, Public Use, & Corridor Mixed-Use	H-2	General commercial uses

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.

Cross access is not ideal at this location with the property to the north under separate ownership since the approval of ZC-0249-95 and all properties and uses requiring individually secured and gated parking lots. While staff does not normally support elimination of bicycle parking, this use is primarily a parking lot and storage of fleet vans for pick-up and drop-off by employees. The site is secured with gated and controlled access and has an office space that could be used in the event someone needed to store a bicycle. More permanent bicycle parking should be provided when a use open to the public is developed. Staff can support the waiver requests.

Design Reviews

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 continued use as a parking lot with updated access design and gates, will be compatible with the adjacent parking lots that are used to store small trailers for sale. The previously approved use as a vehicle sales lot is similar to the this use with respect to parking and landscaping. The proposed use is not open to the public and only accessible by employees parking and taking work vehicles to off-site locations. The trailer is similar to other office trailers within a quarter mile of this site and has windows to enhance the appearance. The site has enhanced landscaping, even if some of it is in the right-of-way, including a mixture of tree types, shrubs and planter widths. The lighting plan is consistent with the previously approved vehicle sale parking lot in design and layout and will provide adequate light for security. Staff can support the design review requests.

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

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- 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

- Drainage study and compliance.

Fire Prevention Bureau

- Applicant is advised 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MIKE LANDAU
CONTACT: CASSANDRA WORRELL, 520 SOUTH FOURTH STREET, LAS VEGAS, NV
89101

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (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-23-0816</u> DATE FILED: <u>11/29/2023</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>01/09/24</u> PC MEETING DATE: <u>02/06/2024</u> BCC MEETING DATE: _____ FEE: <u>11150</u>
	PROPERTY OWNER NAME: <u>The Angellotti Family Trust - Deborah M. Issacman Trustee</u> ADDRESS: <u>269 S. Beverly Drive Suite 322</u> CITY: <u>Beverly Hills</u> STATE: <u>CA</u> ZIP: <u>90212</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>
	APPLICANT NAME: <u>Mike Landau</u> ADDRESS: <u>8 The Green, Suite A</u> CITY: <u>Dover</u> STATE: <u>DE</u> ZIP: <u>19901</u> TELEPHONE: <u>646-529-9150</u> CELL: <u>N/A</u> E-MAIL: <u>DSchwartz@parkmyfleet.com</u> REF CONTACT ID #: <u>N/A</u>
CORRESPONDENT NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>	

ASSESSOR'S PARCEL NUMBER(S): 161-07-101-011 & 161-07-101-012

PROPERTY ADDRESS and/or CROSS STREETS: Boulder Highway & Karen Avenue

PROJECT DESCRIPTION: Proposed Parking Lot

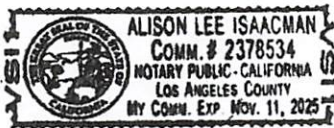
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

Deborah M. Issacman
Deborah M. Issacman Trustee
Property Owner (Signature)* Property Owner (Print)

STATE OF California
COUNTY OF Los Angeles

SUBSCRIBED AND SWORN BEFORE ME ON June 13, 2023 (DATE)

By Deborah M. Issacman
NOTARY PUBLIC: Alison Lee Isaacman



*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.

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
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November 29, 2023

Current Planning Division
Department of Comprehensive Planning
500 Grand Central Pkwy
Las Vegas, Nevada 89155-1841

**CIVIL
ENGINEERING**

WS-23-0816

**Re: Justification Letter: Revision 3
Waivers of Development Standards in conjunction of a proposed parking lot
Design review for a Parking lot and Lighting Plan**

Assessors' Parcel Numbers: 161-07-101-011 & 161-07-101-012

To Whom It May Concern:

On behalf of our client, Park My Fleet, please accept this justification letter for a proposed parking lot on two parcels with a total of 2.08 acres in a C-2 zone. The site was previously approved for a vehicle (automobile) sales lot and constructed in 1996. The business operated for years and has been out of business for more than 15 years. This request is to use the existing paved lot as a parking lot for cars and vans. The business operation is for employees to park their personal vehicles on the lots and pick up the parked business vans for their work shifts. The work vans are then returned to the site and the employees pick up their parked vehicles at the end of their work shifts.

Project Description:

The existing paved lot is located on the west side of Boulder Highway and the north side of the Karen Avenue alignment. Two access points are depicted to the plans, one, on Boulder Highway and the other on Karen Avenue. The proposed parking lot will consist of a total of 139 parking spaces including 10 handicap spaces. A modular office building is shown on the northern eastern portion of the site adjacent to the Boulder Highway frontage. Three foot high wrought iron fences are proposed along the north, east and south property lines. An existing 5 foot high block wall is along the west property line. Existing gates are located across the driveways to the site. The throat depths shown are existing conditions. The gates are setback 52 feet from the property line along Boulder Highway from the property line and 50 feet from the property line along Karen Avenue. The gates are closed at all times to secure the parking lot. Lighting and security cameras are provided for security on and around the site. The gates are mechanical, the employees will use automatic gate openers to access and leave the parking lot.

Landscaping:

A minimum 25 foot wide landscape area with an existing attached sidewalk is provided along the Boulder Highway street frontage. Portions of the landscaping are located within a portion of the right-of-way (Boulder Highway), however, the required 15 foot landscape area is provided within

the property line. Fifteen (15) up to 25 feet of landscaping is provided with the existing attached sidewalk along the Karen Avenue street frontage.

Elevation:

The modular office building is 9 feet high, constructed of metal with vertical lap with windows and doors.

Floors:

The plan is 1,800 square feet.

Waivers of Development Standards:

1. Waive cross access to adjacent parcel to the north.

Justification:

The parcel to the north is developed and used for maintenance and storage uses that are incompatible with the proposed parking lot. The site needs to be secured at all times to protect the private vehicles of employees and vans they use for business. Additionally, there is an existing fence along the shared property line.

2. Waive Bicycle Parking Requirements.

Justification:

This request is necessary because all the employees drive their vehicles and motorcycles to the site to pick up the work vans, return and drive their own vehicles or motorcycles off the lot after their work shifts. Therefore, bicycles spaces are not necessary since the site is secured, and the general public is not allowed on the lot.

3. Waiver to reduce setback of the wrought iron fence to “zero” where ten (10) feet is required.

Justification:

The proposed fence is on the property line with landscaping proposed within the property to screen the use from Boulder Highway and enhance the street frontage. The request is justified because the fence will secure the site and enhance the street frontage. The wrought iron fence is located 29 feet back from the existing attached sidewalk and aligns with other fences in area. This design allows for the required 15 feet of landscaping south of the proposed fence.

Design Review

1. A proposed parking lot.

Justification:

The proposed parking lot is on parcels that were previously approved and operated as a vehicle (car) sales and rental lot, therefore, this repurposing to a parking lot for vehicles (cars and vans) and is an appropriate and compatible use for this area. Approval of the application imposes no greater impacts on the adjacent property than would occur through compliance with the outlined requests. The proposed parking lot will not negatively impact existing business or uses in the immediate area. The proposed use is compatible and appropriate reuse for a property that was unoccupied for a long time.

2. Lighting Plan.

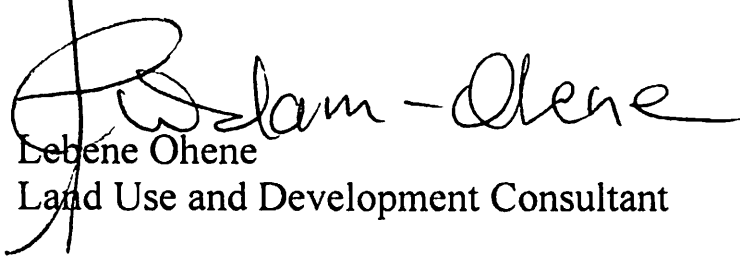
Justification:

The lighting plan depicts the location of the light poles through the site which complies to Code requirements. The average maintain luminaries in the parking lot area is measured at 1.6 foot candles.

We appreciate your consideration in the positive review and recommendation of approval for the application. Please call me on 702-598-1429, if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT


Lebene Ohene
Land Use and Development Consultant