



If you do not wish to attend the meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to [Beatriz.martinez@clarkcountynv.gov](mailto:Beatriz.martinez@clarkcountynv.gov), before 5:00 pm, on February 23, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- III. Approval of Minutes (For possible action)
- IV. Approval of Agenda for February 23, 2021 and Hold, Combine or Delete Any Items (For possible action)
- V. Informational Items
- VI. Planning & Zoning

**1. VS-21-0040-EVERBRIGHT DEVELOPMENT A, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being State Street located between Sahara Avenue and Karen Avenue within Winchester (description on file). TS/nr/jd (For possible action) 03/16/21 PC

**2. TM-21-500010-EVERBRIGHT DEVELOPMENT A, LLC:**

**TENTATIVE MAP** for a 1 lot commercial subdivision on 1.0 acre in a C-2 (General Commercial) Zone within the SOSA (South of Sahara Avenue) Design and Midtown Maryland Parkway Districts.

Generally located on the east side of State Street, 200 feet north of Karen Avenue within Winchester. TS/nr/jd (For possible action) 03/16/21 PC

**3. WS-21-0032-DIV REALTY, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase the animated sign area.

**DESIGN REVIEWS** for the following: **1)** signage; and **2)** lighting in conjunction with an existing cannabis establishment on 1.1 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Desert Inn Road, 240 feet west of McLeod Drive within Winchester. TS/jor/jd (For possible action) 03/17/21 BCC

**4. WS-21-0035-WESTWYNN LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase fence height.

**DESIGN REVIEW** for a fence and lighting in conjunction with undeveloped lots on 18.4 acres in a 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/md/jd (For possible action) 03/17/21 BCC

VII. General Business

- a. Approve the Winchester Town Board Bylaws
- b. Elect a Chair and Vice Chair

- VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/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 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 Chair or the Board/Council by majority vote.

If you would like to provide written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments via email to [Beatriz.martinez@clarkcountynv.gov](mailto:Beatriz.martinez@clarkcountynv.gov), before 5:00 pm, February 23, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- IX. Next Meeting Date: March 9, 2021

- X. Adjournment

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

Winchester Community Center: 3130 S McLeod Dr., Las Vegas, NV 89121

Fast ans Fresh Dry Cleaners: 2548 Desert Inn Rd., Las Vegas, NV 89121

United States Postal Service: 2478 E. Desert Inn Rd., Las Vegas, NV 89121

Starbucks: 2412 E. Desert Inn Rd., Las Vegas, NV 89121

<https://notice.nv.gov/>

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



## Winchester Town Advisory Board

November 10, 2020

### MINUTES

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

Secretary:               Victoria Bonner, 702-335-9205 victoriabelleb@gmail.com

Town Liaison:            Beatriz Martinez 702-455-0560 beatriz.martinez@clarkcountynv.gov

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- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions  
Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary, Vivian Kiminski; Planning. The meeting was called to order at 6:04p.m.
- II. Public Comment  
**None**
- III. Approval of October 27, 2020 Minutes  
**Moved by: Delibos**  
**Approve as submitted**  
**Vote: 3-0 Unanimous**
- IV. Approval of Agenda for November 10, 2020  
**Moved by: Delibos**  
**Approve as submitted**  
**Vote: 3-0 Unanimous**
- V. Informational Items
  1. Announcements of upcoming neighborhood meetings and County or community meetings and events( for discussion)
- VI. Planning & Zoning:

1. **VS-20-0431-GRD MARYLAND LV, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Vegas Valley Drive and Karen Avenue, and between Maryland Parkway and La Canada Street within Winchester (description on file). TS/bb/jd (For possible action)

**Moved By- Mikes**  
**Approve with staff conditions**  
**Vote: 3-0 Unanimous**

VII. General Business

1. Discuss 2021 TAB Meeting Dates. (For possible action)

**Moved By- Mikes**  
**Approve with no changes**  
**Vote: 3-0 Unanimous**

VII. Public Comment

VIII. Next Meeting Date

**The next regular meeting will be November 24, 2020**

IX. Adjournment

**The meeting was adjourned at 6:14 p.m.**

**ATTACHMENT A  
WINCHESTER TOWN ADVISORY BOARD  
ZONING AGENDA  
TUESDAY, 6:00 P.M., FEBRUARY 23, 2021**

**03/16/21 PC**

1. **VS-21-0040-EVERBRIGHT DEVELOPMENT A, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being State Street located between Sahara Avenue and Karen Avenue within Winchester (description on file). TS/nr/jd (For possible action)
  
2. **TM-21-500010-EVERBRIGHT DEVELOPMENT A, LLC:**  
**TENTATIVE MAP** for a 1 lot commercial subdivision on 1.0 acre in a C-2 (General Commercial) Zone within the SOSA (South of Sahara Avenue) Design and Midtown Maryland Parkway Districts. Generally located on the east side of State Street, 200 feet north of Karen Avenue within Winchester. TS/nr/jd (For possible action)

**03/17/21 BCC**

3. **WS-21-0032-DIV REALTY, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the animated sign area.  
**DESIGN REVIEWS** for the following: **1)** signage; and **2)** lighting in conjunction with an existing cannabis establishment on 1.1 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Desert Inn Road, 240 feet west of McLeod Drive within Winchester. TS/jor/jd (For possible action)
  
4. **WS-21-0035-WESTWYNN LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase fence height.  
**DESIGN REVIEW** for a fence and lighting in conjunction with undeveloped lots on 18.4 acres in a 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/md/jd (For possible action)

03/16/21 PC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

STATE ST/KAREN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-21-0040-EVERBRIGHT DEVELOPMENT A, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being State Street located between Sahara Avenue and Karen Avenue within Winchester (description on file). TS/nr/jd (For possible action)

RELATED INFORMATION:

**APN:**

162-10-510-031; 162-10-510-036

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

The plans show the vacation and abandonment of a 0.12 foot to 0.77 foot wide portion of right-of-way along State Street. The need for this vacation was created by the construction of an addition onto the existing building which encroached into the existing right-of-way. The applicant indicates that approval of this request will not negatively impact the surrounding neighborhood.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-20-900458	Facade enhancements on an existing building	Approved by ZA	November 2020
DR-0868-17	Design review for a place of worship	Approved by BCC	December 2017
DR-0869-17	Design review for a place of worship	Approved by BCC	December 2017
DR-0674-17	Design review for a place of worship	Approved by BCC	October 2017
ADR-0560-17	Administrative design review for a proposed place of worship appealed to the board	Approved by BCC	July 2017

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-1382-09	Place of worship in conjunction with an existing shopping center	Approved by ZA	December 2009
ZC-1078-00	Reclassified all C-C zoned parcels within Clark County to C-2 zoning	Approved by BCC	September 2000

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Commercial General	C-2	Commercial shopping center Center
West	Commercial Tourist	H-1	Multiple family residential

**Related Applications**

Application Number	Request
TM-21-500010	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of the portion of State Street right-of-way. The existing building encroaches over a small portion of State Street and the right-of-way is not necessary for site, drainage, or roadway development.

**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**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of



time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Fire Prevention**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

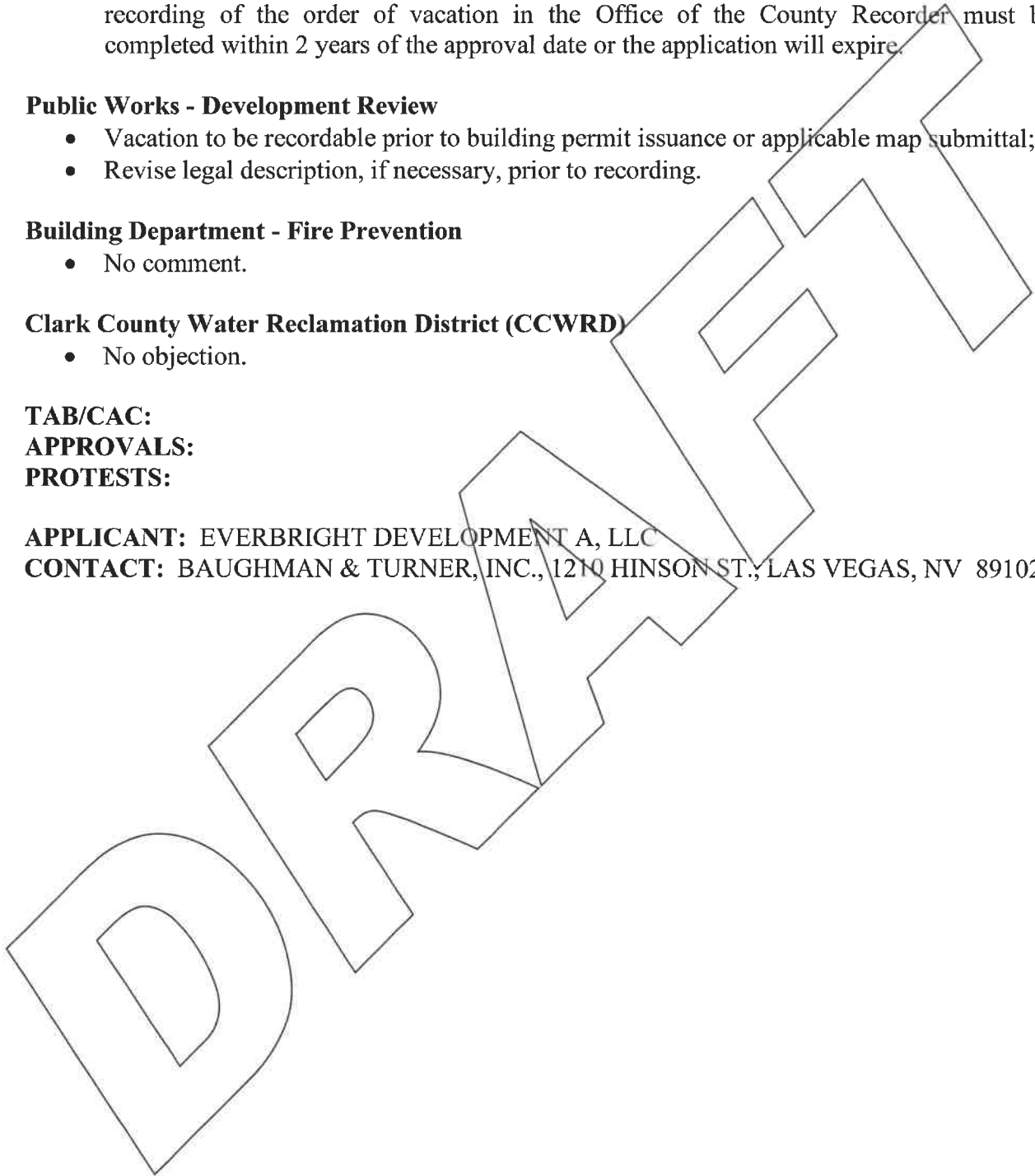
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** EVERBRIGHT DEVELOPMENT A, LLC

**CONTACT:** BAUGHMAN & TURNER, INC., 1210 HINSON ST., LAS VEGAS, NV 89102



03/16/21 PC AGENDA SHEET

953 E. SAHARA AVE  
(TITLE 30)

STATE ST/KAREN AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-21-500010-EVERBRIGHT DEVELOPMENT A, LLC:**

**TENTATIVE MAP** for a 1 lot commercial subdivision on 1.0 acre in a C-2 (General Commercial) Zone within the SOSA (South of Sahara Avenue) Design and Midtown Maryland Parkway Districts.

Generally located on the east side of State Street, 200 feet north of Karen Avenue within Winchester. TS/nr/jd (For possible action)

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RELATED INFORMATION:

**APN:**

162-10-510-031; 162-10-510-036

**LAND USE PLAN:**

WINCHESTER/PARADISE COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 953 E Sahara Avenue
- Site Acreage: 1
- Number of Lots: 1
- Project Type: Commercial subdivision

The plans depict a 1 lot commercial subdivision for an existing commercial/retail development. Access to the site is from State Street. There is an existing building that spans the proposed 1 lot commercial subdivision. No changes are proposed to the buildings or the overall site as part of this tentative map application.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-20-990458	Façade enhancements on existing building	Approved by ZA	November 2020
DR-0868-17	Design review for a place of worship	Approved by BCC	December 2017
DR-0869-17	Design review for a place of worship	Approved by BCC	December 2017

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-0674-17	Design review for a place of worship	Approved by BCC	October 2017
ADR-0560-17	Administrative design review for a proposed place of worship appealed to the board	Approved by BCC	July 2017
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ZC-1078-00	Reclassified all C-C zoned parcels within Clark County to C-2 zoning	Approved by BCC	September 2000

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Commercial General	C-2	Commercial Center shopping center
West	Commercial Tourist	H-1	Multiple family residential

**Related Applications**

Application Number	Request
VS-21-0040	A vacation and abandonment of right-of-way along State Street is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

This request meets the tentative map requirements as outlined in Title 30.

**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, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has

been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- No comment.

**Current Planning Division - Addressing**

- No comment.

**Building Department - Fire Prevention**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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:** EVERBRIGHT DEVELOPMENT A, LLC

**CONTACT:** BAUGHMAN & TURNER, INC., 1210 HINSON ST., LAS VEGAS, NV 89102

SIGNAGE  
(TITLE 30)

DESERT INN RD/MCLEOD DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-21-0032-DIV REALTY, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase the animated sign area.  
**DESIGN REVIEWS** for the following: **1)** signage; and **2)** lighting in conjunction with an existing cannabis establishment on 1.1 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Desert Inn Road, 240 feet west of McLeod Drive within Winchester. TS/jor/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
162-12-417-005

**WAIVER OF DEVELOPMENT STANDARDS:**  
Increase the animated sign area to 171 square feet where 100 square feet is the maximum per Table 30.72-1 (a 71% increase).

**LAND USE PLAN:**  
WINCHESTER/PARADISE - COMMERCIAL GENERAL

**BACKGROUND:**  
**Project Description**

**General Summary**

- Site Address: 2900 E. Desert Inn Road
- Site Acreage: 1.1
- Project Type: Cannabis establishment signage (Jardin)
- Number of Stories: 2
- Building Height (feet): 39
- Square Feet: 20,989 (existing building) /3,245 (lease space)

**Site Plan**

The site plan depicts an existing commercial building approved via DR-2088-95 located on the north side of Desert Inn Road, 240 feet west of McLeod Drive. The building is oriented north to south, with the main entrances to the lease spaces located along the west side of the building. Access to the site is provided via driveways along Desert Inn Road, and cross access from the adjacent parcels to the west (dental/medical office buildings). Parking is located along the north property line, and the west half of the subject parcel (centrally located between the commercial

building and the dental/medical offices). Currently, there is an existing freestanding sign along the south property line, set back 14 feet from the right-of-way (Desert Inn Road). The requests related to this application are for proposed lighting and signage upgrades.

### Landscaping

There is existing landscaping on-site along the south property line adjacent to an attached sidewalk, and adjacent to the west side of the building. Parking lot landscaping is also present on-site. Changes to the existing landscaping is neither required nor a part of this request.

### Elevations

The existing 2-story building has an overall height of 39 feet, and the building design consists of white stucco exterior walls, white sandstone accent tile, a silver colored second floor railing, and aluminum door and window systems. The plans also show an existing art mural on a portion of west facing sandstone accent wall, and the south facing elevation of the building.

### Lighting

There is existing on-site lighting via down-shielded light poles throughout the parking lot area, down lighting at the top of the south facing building elevation, column flood lights adjacent to the applicant's lease space area, and down lighting at the top of the west facing accent wall (with the mural).

The applicant is proposing decorative flexible LED (green neon) building border lighting around the south facing elevation, and the west facing elevation of the building. The existing column flood lights (adjacent to the lease space) will be removed, and new LED (green neon) down lights will be affixed at the top portion of the building columns on the west facing elevation.

### Signage

There is an existing wall sign and freestanding sign tenant panel for the existing cannabis establishment (Jardin) which was approved via WS-0759-16 and meets today's Title 30 standards, and no changes are proposed to the existing wall sign. The existing freestanding sign (permitted via BD01-35710-S1) has an overall height of 15 feet and overall area of 76 square feet along the south property line. This freestanding sign is set back 14 feet from the right-of-way (Desert Inn Road). Per the applicant, there are no other tenants in the building; therefore, the cannabis establishment is the only business utilizing the freestanding sign.

The sign plans show the new design consisting of increasing the sign height from 15 feet to 31 feet (where 50 feet is the maximum per code), and the sign area to increase from 76 square feet to 171 square feet (where 187 feet is the maximum per Table 30.72-1). The entire sign area of 171 square feet will be an animated LED display, where 100 square feet is the maximum per Table 30.72-1.

The proposed freestanding sign design upgrade also depicts a painted light grey sheet metal base, with a medium gray square tube accent and light grey pop outs. The new design will be a double faced (east to west) LED display with the acrylic address numbers at the bottom of the LED display. Any existing landscaping will remain at the base of the sign.

### Applicant's Justification

Per the applicant's justification letter, the cannabis establishment would benefit from an upgraded freestanding sign. There is major vehicular traffic along Desert Inn Road and the existing sign blends in with surrounding existing signage and landscaping. Furthermore, the existing building is set back approximately 60 feet from the right-of-way, and the existing wall sign for the cannabis establishment is west facing only. The proposed sign upgrade would allow their clientele to accurately locate the cannabis establishment. Lastly, the proposed green lighting only highlights the outline of the building, and the additional proposed lighting are down lights only.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0387-17 (AR-400159-17)	First application for review for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within a commercial building	Approved by BCC	February 2018
UC-0387-17	Original application for a marijuana establishment (retail marijuana store)	Approved by BCC	June 2017
UC-0759-16	Increased wall sign area, freestanding sign area, and logo sign area for a medical marijuana establishment (dispensary)	Approved by BCC	December 2016
UC-0285-16	Change of ownership for an approved medical marijuana establishment (dispensary)	Approved by BCC	June 2016
UC-0328-14 (ET-0134-15)	First extension of time for a medical marijuana establishment (dispensary)	Approved by BCC	December 2015
UC-0328-14	Initial application for a medical marijuana establishment (dispensary)	Approved by BCC	June 2014

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial General	C-2	Mini-warehouse
South	Commercial General	C-2	Shopping Center
East	Commercial General	C-2	Restaurant with drive-thru & vacant retail building
West	Commercial General	C-2	Medical office & mini-warehouse

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the

property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The plans show that the design upgrades are architecturally compatible to the site and provide an aesthetic upgrade to the streetscape. The proposed sign includes pop-outs, paint colors to match the cannabis establishment building, and the support poles are covered with custom fabricated light grey and dark grey sheet metal which modernizes the overall design. The immediate area consists of several freestanding signs associated with neighboring businesses that are not as aesthetically pleasing, and exhibit a much more outdated design. Increasing the overall animated sign area does not pose negative impacts to the surrounding areas since the adjacent parcels are zoned commercial. The provided renderings show that the sign is not out of character along Desert Inn Road; therefore, staff supports this request.

#### Design Review #1

The plans show a proposed design upgrade for the existing freestanding sign which is harmonious to the existing commercial building. The design is appropriate for the site, and since staff supports the waiver of development standards, staff also supports this request.

#### Design Review #2

The proposed building border lighting and down lights do not create adverse effects to the surrounding neighborhood. None of the proposed or existing lighting project toward any residential areas, since the surrounding parcels are C-2 zoned. The proposed building border lighting serves as an accent light only, and the down lights at the top of the columns project downward as required per Section 30.56.135; 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 the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.



**Public Works - Development Review**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DIV REALTY LLC

**CONTACT:** LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,  
BLD 3 STE 577, LAS VEGAS, NV 89134

DRAFT

FENCE HEIGHT  
(TITLE 30)

LAS VEGAS BLVD S/FASHION SHOW DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-21-0035-WESTWYNN LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase fence height.  
**DESIGN REVIEW** for a fence and lighting in conjunction with undeveloped lots on 18.4 acres in a 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/md/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
162-16-101-009; 162-16-101-011

**WAIVER OF DEVELOPMENT STANDARDS:**  
Increase fence height up to 10 feet where a maximum of 6 feet is permitted per Section 30.64.020 (a 66.7% increase).

**LAND USE PLAN:**  
WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 3120 Las Vegas Boulevard South
- Site Acreage: 18.4
- Project Type: Increase fence height
- Fence height (feet): 8 to 10

**Request**

The applicant is requesting to maintain an existing 8 foot high wood fence to secure 2 undeveloped parcels with street frontage along Las Vegas Boulevard South and Fashion Show Drive. The height of the wood fence will be increased to 10 feet intermittently along the right-of-way. An 8 foot to 10 foot high wood fence is also proposed along a portion of Fashion Show Drive. LED fixtures are proposed to be attached to portions of the fence.

### Site Plan and Elevations

The plans depict an existing 8 foot high wood fence, with 860 feet of linear street frontage, along Las Vegas Boulevard South. The existing fence is located behind a 5 foot wide attached sidewalk adjacent to the street. An existing 8 foot high wood fence, measuring 155 feet in length, is located along Fashion Show Drive, a private right-of-way. An existing 8 foot high chain-link fence and gate are located at the southeast corner of the site, along Fashion Show Drive, providing access to the parcels. An 8 foot to 10 foot high wood fence, measuring 100 feet in length, is proposed along Fashion Show Drive, immediately west of the chain-link fence. The height of the wood fence will be increased to 10 feet intermittently along Las Vegas Boulevard South and Fashion Show Drive. LED light fixtures will be installed along the portions of the fence measuring 10 feet in height. The LED light fixtures closely resemble a light bar, and extend no more than 12 inches from the face of the fence. The light fixtures do not encroach into the pedestrian access easement or right-of-way. Vinyl graphic artwork, consisting of pastel colors depicting abstract outdoor scenes and activities will be attached to the fence. The artwork does not include commercial or off-premises advertising.

### Applicant's Justification

The applicant states the installation of the fence will be conducted in 1 phase. There is an existing 8 foot high wood fence along Las Vegas Boulevard South and Fashion Show Drive. The proposed fence will be a continuation of the existing structure and will be structurally reinforced to accommodate the height increase and light fixtures. The applicant states the fence artwork will be a visual enhancement to the Las Vegas business and residential communities.

### Prior Land Use Requests

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-20-0546	Monorail (people mover system)	<b><i>Pending BCC action</i></b>	February 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 waive landscaping along right-of-way, including Fashion Show Drive - expired	Approved by BCC	November 2018
UC-18-0592	Temporary parking lot on an adjacent parcel to the west - expired	Approved by BCC	September 2018
ET-18-400113 (UC-0045-16)	First extension of time to commence the expansion of the Gaming Enterprise District	Approved by BCC	June 2018
ET-18-400092 (UC-0492-15)	First extension of time to commence a high impact project/resort hotel (Alon)	Approved by BCC	June 2018
AG-0744-16	Performance Agreement and Decommissioning Plan	Accepted by BCC	October 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

Application Number	Request	Action	Date
UC-0013-12	Temporary offices within an existing modular building - expired	Approved by BCC	March 2013
UC-0471-11	Art gallery with retail sales and an outdoor display area - expired	Approved by PC	November 2011
WS-0301-10	Reduced setbacks for a temporary fence and increased fence height in conjunction with an approved resort hotel - expired	Approved by BCC	August 2010
UC-1378-07	A resort hotel (The Plaza) - expired	Approved by BCC	March 2008
DR-0944-06	A modular building for a temporary sales center in conjunction with Trump Tower	Approved by PC	August 2006
UC-1476-04	A temporary sales center in conjunction with Trump Tower - expired	Approved by BCC	September 2004
WS-1084-04	Application for a temporary off-site parking lot for the Venetian Resort Hotel - expired	Approved by BCC	July 2004

#### Surrounding Land Use

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

#### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

##### Waiver of Development Standards and Design Review

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff finds the proposed increase to the existing and proposed fence will have minimal to no impact on the surrounding land uses and properties. Artwork will be affixed to the fence utilizing vinyl graphics featuring the use of pastel colors. Furthermore, the existing 8 foot high chain-link fence and gate, located at the southeast corner of the site, will also have minimal to no impact on the surrounding properties. A vinyl graphic wind screen will be attached to the existing gate and fence to minimize the impact on the abutting property to the south. LED

lighting fixtures will be dispersed intermittently along the fence, extending no more than 12 inches from the face of the fence and will not encroach into any pedestrian access easement. The decorative artwork provided on the face of the fence will improve the aesthetics of the streetscape, and will avoid the monotony of a continuous fence with a solid color; therefore, staff recommends approval.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

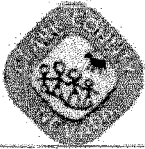
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DANA COOPER

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



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-21-0040</u>	DATE FILED: <u>1/27/21</u>
		PLANNER ASSIGNED: <u>NR</u>	TAB/CAC DATE: <u>2/23/21</u>
		TAB/CAC: <u>Winchester</u>	
		PC MEETING DATE: <u>MARCH 16, 2021</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$ 875</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Everbright Development A LLC/Luichi Real Estate Inc. LLC</u>		
	ADDRESS: <u>2877 Paradise Rd. Unit 704</u>		
	CITY: <u>Las Vegas</u>	STATE: <u>NV</u>	ZIP: <u>89109</u>
	TELEPHONE: <u>702-778-8711</u>	CELL: _____	
	E-MAIL: <u>yl@ylarchitecture.com</u>		



<b>APPLICANT</b>	NAME: <u>Everbright Development A LLC/Luichi Real Estate Inc. LLC</u>		
	ADDRESS: <u>2877 Paradise Rd. Unit 704</u>		
	CITY: <u>Las Vegas</u>	STATE: <u>NV</u>	ZIP: <u>89109</u>
	TELEPHONE: <u>702-778-8711</u>	CELL: _____	
	E-MAIL: <u>yl@ylarchitecture.com</u>	REF CONTACT ID #: _____	

<b>CORRESPONDENT</b>	NAME: <u>Baughman &amp; Turner, Inc.</u>		
	ADDRESS: <u>1210 Hinson St.</u>		
	CITY: <u>Las Vegas</u>	STATE: <u>NV</u>	ZIP: <u>89102</u>
	TELEPHONE: <u>702-870-8771</u>	CELL: _____	
	E-MAIL: <u>joshh@baughman-turner.com</u>	REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-10-510-036, 162-10-510-031

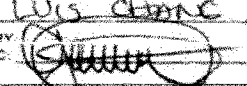
PROPERTY ADDRESS and/or CROSS STREETS: 953 E Sahara Ave.

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.

Property Owner (Signature)  
 STATE OF NEVADA VIRGINIA  
 COUNTY OF FAIRFAX

SUBSCRIBED AND SWORN BEFORE ME ON DECEMBER 29<sup>th</sup>, 2020  
 By LUIS CLONC

NOTARY PUBLIC: 

NOTARY PUBLIC  
 REG. #7784898  
 MY COMMISSION  
 EXPIRES 12/31/2022  
 GIOVANNI VIDMAR OLGUIN  
 COMMONWEALTH OF VIRGINIA

\*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.

**Baughman & Turner, Inc.**

Consulting Engineers & Land Surveyors

1210 WINSTON ST.  
LAS VEGAS, NEVADA 89102-1604

PHONE (702) 878-8771  
FAX (702) 878-2695

January 12, 2021

**Clark County Current Planning**  
500 S Grand Central Parkway  
Las Vegas, Nevada 89155

Planner  
Copy  
VS-21-0040

**Re: Everbright Development A LLC**  
**APN 162-10-510-036**

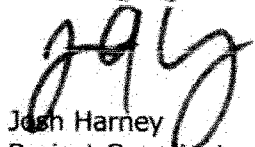
To Whom It May Concern,

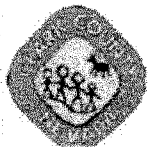
Please let this letter serve as a request for a Vacation and Abandonment of a portion of State Street. An existing building (APN 162-10-510-036) lies within a portion of State Street adjacent to the East right-of-way line as dedicated per (19950525:01307). The existing building encroaches into State Street, which varies in widths from 0.12 feet to 0.77 feet. The total sq ft of the building encroaching within State Street is 67 sq ft. Our client is proposing a 1-lot commercial tentative map on APN's 162-10-510-036. The encroachment was discovered during a field survey. After discussing the area of encroachment with the Clark County Map Team, it was decided that the best course of action was to vacate the existing right-of-way at the area of encroachment.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,  
**Baughman & Turner, Inc.**

  
Josh Harney  
Project Coordinator



# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-21-500010</u>	DATE FILED: <u>1/27/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>NR</u>	TAB/CAC DATE: <u>2/23/21</u>
		TAB/CAC: <u>Winchester</u>	
		PC MEETING DATE: <u>3/16/21</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$750</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Everbright Development A LLC/Luichi Real Estate Inc. LLC</u>
	ADDRESS: <u>2877 Paradise Rd. Unit 704</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u>
	TELEPHONE: <u>702-778-8711</u> CELL: _____
	E-MAIL: <u>yi@ylarchitecture.com</u>

<b>APPLICANT</b>	NAME: <u>Everbright Development A LLC/Luichi Real Estate Inc. LLC</u>
	ADDRESS: <u>2877 Paradise Rd. Unit 704</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u>
	TELEPHONE: <u>702-778-8711</u> CELL: _____
	E-MAIL: <u>yi@ylarchitecture.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Baughman &amp; Turner, Inc.</u>
	ADDRESS: <u>1210 Hinson St.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u>
	TELEPHONE: <u>702-870-8771</u> CELL: <u>702-878-2695</u>
	E-MAIL: <u>joshh@baughman-turner.com</u> REF CONTACT ID #: <u>137071</u>

ASSESSOR'S PARCEL NUMBER(S): 162-10-510-036, 162-10-510-031

PROPERTY ADDRESS and/or CROSS STREETS: 953 E Sahara Ave.

TENTATIVE MAP NAME: 953 E Sahara Ave.

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 to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)\* Property Owner (Print)

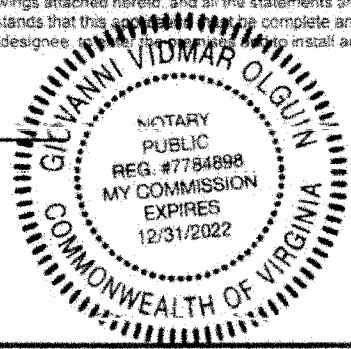
STATE OF VIRGINIA

COUNTY OF FAIRFAX

SUBSCRIBED AND SWORN BEFORE ME ON DECEMBER 29th, 2020 (DATE)

By LUIS CHANG

NOTARY [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.



*Baughman & Turner, Inc.*

Consulting Engineers & Land Surveyors

1270 HINSON ST.  
LAS VEGAS, NEVADA 89102-1604

PHONE (702) 870-8771  
FAX (702) 876-2695

Clark County Current Planning  
500 S Grand Central Pky  
Las Vegas, NV 89155

Planner  
Copy

TM-21-50010

**Re: APR-20-100945**

To Whom it May Concern:

Please let this letter serve as notification that we would like to hold the tentative map application from the regular TM schedule, to be a companion item in conjunction with the vacation and abandonment application we are filing for the owner.

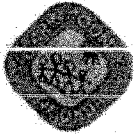
If you should have any questions or require more information, please do not hesitate to call me at 702-870-8771.

Sincerely,

**Baughman & Turner, Inc.**



Josh Harner  
Project Coordinator



# LAND USE APPLICATION **PLANNER**

## DEPARTMENT OF COMPREHENSIVE PLANNING **COPY**

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (N2C) <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> <b>WAIVER OF DEVELOPMENT STANDARDS (WS)</b> <input checked="" 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 type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>	APP. NUMBER: <u>WS-21-0032</u> DATE FILED: <u>1/25/21</u> PLANNER ASSIGNED: <u>JR</u> TAB/CAG: <u>Wincho, Steve</u> TAB/CAC DATE: <u>2/23/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/17/21</u> FEE: <del>\$175</del> + <del>\$175</del> = <u>\$1,150.00</u>
<b>PROPERTY OWNER</b>	NAME: <u>DIV Realty LLC</u> ADDRESS: <u>2900 E. Desert Inn Road, Suite 102</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____	
<b>APPLICANT</b>	NAME: <u>DIV Realty LLC</u> ADDRESS: <u>2900 E. Desert Inn Road, Suite 102</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____	
<b>CORRESPONDENT</b>	NAME: <u>Michael LeBlue</u> ADDRESS: <u>5119 S. Cameron St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-876-8080</u> CELL: <u>702-348-7414</u> E-MAIL: <u>mleblue@yesco.com</u> REF CONTACT ID #: <u>168828</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-12-417-005

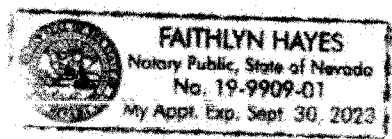
PROPERTY ADDRESS and/or CROSS STREETS: 2900 E. Desert Inn Road

PROJECT DESCRIPTION: Waiver of Development Standards for a freestanding sign with an LED Display.

(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 displaying the public of the proposed application.

Property Owner (Signature): [Signature]      Property Owner (Print): Adam D. Cohen, Authorized Signatory for DIV Realty, LLC

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 10/13/20 (DATE)  
 By Faithlyn Hayes  
 Notary Public



\*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.

LAS Consulting  
1930 Village Center Circle 3 #577  
Las Vegas, NV. 89134  
(702) 499-6469-cell  
(702) 946-0857

WS-21-0032

January 19, 2021

**PLANNER  
COPY**

Ms. Jillee Opinano-Rowland, Senior Planner  
Current Planning, Comprehensive Planning  
500 Gran Central Pkwy, 1<sup>st</sup> floor  
Las Vegas, NV 89155

RE: Jardin Dispensary -APR-20-100813

Dear Ms. Jillee Opinano-Rowland:

Please accept this letter as our request for a design review and waiver for additional signage for the Jardin Dispensary located on the north side of East Desert Inn, west of McLeod. The existing dispensary is located in a building that is perpendicular to Desert Inn Road. The current free standing back lit monument sign is 76 square feet and advertises the dispensary -there are no other tenants in the building. The applicant would like to increase the square footage to 309 square foot, with animation. The county has introduced an ordinance removing the maximum of 30 square feet for marijuana businesses. This submittal is submitted per the existing code for all signs.

In addition, there are lights along the suite for the dispensary, and they would like to continue the lighting along the remainder of the building. They have made the lights so they reflect down and meet the code. They would also like to add the design feature of the neon outlining the building. Please find attached the chart for the signage square footage. We believe this appropriate for a dispensary in that most, if not all dispensaries, have increased their signage. The included pictures also show the off-site landscaping and signs obscure the view of the on-site sign. Increasing the square footage and height of the sign will allow customers to locate the dispensary. In addition, we are requesting:



There is an existing wall mural and is not considered signage.

Waiver of Development Standards to allow an animated sign where not permitted per Table 30.44. There is a lot of traffic along Desert Inn and moving quickly. The building is perpendicular to the street, making it difficult for people to realize the dispensary is there until they are almost past it. Hopefully an animated sign will alert people in time to make a safe maneuver into the site. We are also requesting a Design Review of signage.

We believe this enhances this site and respectfully request your approval.

Yours truly,

*Lucy Stewart*

Lucy Stewart