



Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, NV 89142

May 30, 2023

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Sam Crunkilton at wwtabsecretary@gmail.com.
 - 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: John Delibos, Chairperson
 Dorothy Gold, Vice Chairperson
 Judith Siegel
 Robert Mikes
 April Mench

Secretary: Sam Crunkilton, 702-854-0878, wwtabsecretary@gmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Beatriz Martinez, 702-455-0560, and beatriz.martinez@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda.

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

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 May 9, 2023. (For possible action)
- IV. Approval of the Agenda for May 30, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
06/20/23 PC

1. UC-23-0189-1785 OFFICE CENTER LLC:

USE PERMIT for a proposed print shop in conjunction with an existing office complex on 5.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue, 800 feet west of Bruce Street within Winchester. TS/jud/syp (For possible action)

06/21/23 BCC

2. DR-23-0213-RESORTS WORLD LAS VEGAS, LLC:

DESIGN REVIEWS for the following: **1)** modify an existing comprehensive sign plan (Resorts World Hotel Casino); **2)** increase the overall wall sign area; and **3)** allow a roof sign in conjunction with an approved resort hotel (Resorts World) on 87.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/dd/syp (For possible action)

3. VS-23-0192-LV-PCPS, LLC & LV-AM, LLC:

VACATE AND ABANDON a portion of right-of-way being Paradise Road located between Sahara Avenue and Karen Avenue (alignment) within Winchester (description on file). TS/gc/syp (For possible action)

4. UC-23-0191-LV-PCPS, LLC & LV-AM, LLC:

USE PERMIT for deviations as shown per plans on file.

DEVIATIONS for the following: **1)** alternative street landscaping; **2)** increase wall height; **3)** reduce gate setback; and **4)** all other deviations as depicted per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the setback from a street; and **2)** allow alternative driveway geometrics.

DESIGN REVIEW for modifications (landscaping, screening, and driveways) to an existing resort hotel (Sahara) on 17.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Sahara Avenue and Paradise Road within Winchester. TS/gc/syp (For possible action)

5. WS-23-0050-RW LV FUTURE LAND, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** building height; and **2)** reduced throat depth.

DESIGN REVIEW for a convention center in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/bb/syp (For possible action)

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 discussion, action, or vote may be taken on this agenda item. 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: June 13, 2023.

X. Adjournment.

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

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

<https://notice.nv.gov>

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., MAY 30, 2023**

06/20/23 PC

1. **UC-23-0189-1785 OFFICE CENTER LLC:**
USE PERMIT for a proposed print shop in conjunction with an existing office complex on 5.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue, 800 feet west of Bruce Street within Winchester. TS/jud/syp (For possible action)

06/21/23 BCC

2. **DR-23-0213-RESORTS WORLD LAS VEGAS, LLC:**
DESIGN REVIEWS for the following: **1)** modify an existing comprehensive sign plan (Resorts World Hotel Casino); **2)** increase the overall wall sign area; and **3)** allow a roof sign in conjunction with an approved resort hotel (Resorts World) on 87.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/dd/syp (For possible action)
3. **VS-23-0192-LV-PCPS, LLC & LV-AM, LLC:**
VACATE AND ABANDON a portion of right-of-way being Paradise Road located between Sahara Avenue and Karen Avenue (alignment) within Winchester (description on file). TS/gc/syp (For possible action)
4. **UC-23-0191-LV-PCPS, LLC & LV-AM, LLC:**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** alternative street landscaping; **2)** increase wall height; **3)** reduce gate setback; and **4)** all other deviations as depicted per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the setback from a street; and **2)** allow alternative driveway geometrics.
DESIGN REVIEW for modifications (landscaping, screening, and driveways) to an existing resort hotel (Sahara) on 17.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Sahara Avenue and Paradise Road within Winchester. TS/gc/syp (For possible action)
5. **WS-23-0050-RW LV FUTURE LAND, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** building height; and **2)** reduced throat depth.
DESIGN REVIEW for a convention center in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/bb/syp (For possible action)

PRINT SHOP
(TITLE 30)

SAHARA AVE/BRUCE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0189-1785 OFFICE CENTER LLC:

USE PERMIT for a proposed print shop in conjunction with an existing office complex on 5.1 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Sahara Avenue, 800 feet west of Bruce Street within Winchester. TS/jud/syp (For possible action)

RELATED INFORMATION:

APN:
162-11-101-004

LAND USE PLAN:
WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1785 E. Sahara Avenue
- Site Acreage: 5.1
- Project Type: Print shop
- Number of Stories: 2
- Building Height (feet): 77,620 (office complex)/1,200 (print shop)
- Parking Required/Provided:257/280

Site Plans

The plans depict an existing office complex constructed in 1979, consisting of 2 buildings centrally located on the parcel. Parking for the buildings is located along the east and west sides of the buildings. Access to the site is provided by 3 existing driveways from Sahara Avenue. One driveway is located on the northeast corner of the site which provides ingress and egress to the site. The remaining driveways are located on the northwest corner of the site, with 1 driveway providing ingress to the property and the other providing egress. The proposed print shop is located on east side of the southern building on the first floor, suite 360. The proposed use is in conjunction with an existing licensed litigation support business.

Landscaping

No changes are proposed or required to the existing landscape areas in conjunction with this request.

Elevations

The existing buildings are 2 stories with flat roofs behind parapet walls. The exterior facades of the buildings consist of exposed brick painted on earth tone colors. The buildings have recesses, pop-outs, and varying heights for the parapet walls to break-up the vertical and horizontal surfaces.

Floor Plans

The office complex has an area of 77,620 square feet. The proposed print shop will occupy a 1,200 square foot lease space on the first floor of the southern most building. The space consists of open offices, executive office, storage area, and breakroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the role of litigation support has evolved and so has the need for graphic/printing services across various industries. General services include counter/service, graphic design/video editing, printing/scanning needs, along with any other digital needs. Furthermore, the applicant states the location of this suite is ideal due to the various existing law firms and courthouses in close proximity. The business hours are Monday through Friday 24 hours and available on weekends when needed, but most customers only need services during the times of 8 a.m. and 5 p.m., unless working on a rush deadline. The litigation support business is a fully secure office facility with no walk-in business and the public does not have access to the use of the equipment at any time. The only time customers come to the suite is when dropping off or picking up orders, by appointment only.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0322-17	Place of worship	Approved by PC	June 2017
UC-0494-12	Communication tower and support ground equipment	Approved by PC	October 2012

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1 & C-V	Offices & NV Energy electrical substation
South	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Corridor Mixed-Use, Urban Neighborhood (greater than 18 du/ac) & Public Use	C-2 & R-4	Utility corridor, multiple family residential & commercial
West	Urban Neighborhood (greater than 18 du/ac)	R-4 & R-5	Multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff finds that the proposed use is compatible with the surrounding area. In addition, the proposed business will provide a service to other businesses in close proximity which makes this application viable for staff to recommend 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: REPLEC DOCUMENT DIGITAL SOLUTIONS

CONTACT: REPLEC DOCUMENT DIGITAL SOLUTIONS, 1785 E. SAHARA AVE,
SUITE 360, LAS VEGAS, NV 89104

DRAFT

SIGNAGE
(TITLE 30)

LAS VEGAS BLVD S/GENTING BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-23-0213-RESORTS WORLD LAS VEGAS, LLC:

DESIGN REVIEWS for the following: **1)** modify an existing comprehensive sign plan (Resorts World Hotel Casino); **2)** increase the overall wall sign area; and **3)** allow a roof sign in conjunction with an approved resort hotel (Resorts World) on 87.8 acres in an H-1 (Limited Resort and Apartment) Zone.

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

RELATED INFORMATION:

APN:

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

DESIGN REVIEWS:

1. Modify an existing comprehensive sign plan (Resorts World Hotel Casino).
2. Increase the overall wall sign area to 106,056 square feet where 105,993 square feet was previously approved and a maximum of 12,710 square feet is permitted per Table 30.72-1.
3. Allow 2 roof signs with an existing restaurant (Michos Tacos) and 1 existing roof sign with an existing tavern building (Fat Tuesdays)

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3000 Las Vegas Boulevard South
- Site Acreage: 87.8
- Project Type: Comprehensive sign plan for an approved resort hotel (Resorts World)

Site Plan

The site has an area of 87.8 acres and has frontage on Las Vegas Boulevard South, Genting Boulevard, and Sammy Davis Jr. Drive. Access to the site is provided from all of the adjacent streets. There is 1 existing restaurant building (Michos Tacos) and 1 tavern building (Fat

Tuesdays) that is located on the southeastern portion of the site, located approximately 315 feet from the southern property line and 30 feet from the eastern property line that is adjacent to Las Vegas Boulevard South to the east.

This request is to amend the comprehensive sign plan for the Resorts World Resort Hotel. The applicant is proposing 1 new wall sign for an existing restaurant (Michos Tacos). Lastly, the applicant's plans depict the following roof signs: 2 in conjunction with Michos Tacos and 1 existing roof sign for Fat Tuesdays.

Landscaping

Landscaping is neither required nor a part of this request.

Signage

The following signage is being proposed per plans on file:

1. A proposed illuminated roof sign for Michos Tacos with open-face channel letters. The proposed roof sign is 23 feet wide and a maximum of 4.1 feet. The roof sign will be mounted to the top of the restaurant building and face east towards Las Vegas Boulevard South.
2. A second proposed roof sign for Michos Tacos will be mounted on the front face of the restaurant building to advertise to customers internal to the resort; however, this is considered a roof sign because a portion of the logo extends above the roofline.
3. There is an existing roof sign for Fat Tuesdays which faces internally into the site and is partially visible from Las Vegas Boulevard South. The proposed dimensions are approximately 24 feet wide and 4 feet in height.
4. Lastly, a proposed directional wall sign advertising Michos Tacos will be mounted on an entrance screen wall adjacent to the restaurant building. This wall sign will be approximately 7 feet high and 9 feet wide and will face Las Vegas Boulevard South to the east.

The following table is a summary for signage:

Type of Sign	Approved (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	Allowed per Title 30 (sq. ft)	# Existing Signs	# Proposed Signs	Total # of Signs
*Freestanding	10,887	0	10,887	1,560	21	0	21
*Monument	258	0	258	910	13	0	13
*Wall	105,993	63	106,056	12,710	32	1	33
**Projection	374,446	0	374,446	3,000	20	0	20
Roof Sign (Fat Tuesday and Michos Tacos only)	0	96 (Existing Fat Tuesday roof sign) 184 (Proposed Michos Tacos)	280	0	1 (Existing Fat Tuesday roof sign)	2 (Proposed Michos Tacos)	3
Overall Totals	491,584	343	491,927	18,180	87	3	90

*The freestanding, monument, and wall signs also contain animation.

**All projection signs are animated.

Type of Sign	Approved (sq. ft)	Proposed Animated (sq. ft)	Total (sq. ft)	Allowed Title 30 (sq. ft)	per#	of#	of#	Total #
						Existing Signs	Proposed Signs	of Signs
Animated	130,712	0	130,712	450		49	0	49

Applicant's Justification

The applicant requests permission to install 3 roof signs, where 2 will be on top of the Michos Tacos restaurant building and 1 will be on the Fat Tuesday tavern building. All 3 roof signs will be visible from Las Vegas Boulevard South. The proposed wall sign will be in conjunction with Michos Tacos and will be installed on an adjacent screen wall to help direct customers. Per the applicant, the proposed signs are consistent with others along the strip corridor.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900288	Amended sign plan to make slight adjustments to signs that were previously approved	Approved by ZA	June 2021
DR-21-0164	Amended sign plan for a manned information booth (LVMPD Kiosk)	Approved by BCC	June 2021
DR-20-0526	Amended sign plan to increase the overall freestanding, wall, and animated sign area	Approved by BCC	January 2021
SC-20-0191	Street name change to Genting Boulevard	Approved by PC	June 2020
SC-20-0192	Street name change to Resorts World Avenue	Approved by PC	June 2020
SC-20-0193	Street name change to Goh Tong Way	Approved by PC	June 2020
UC-20-0174	Fabric membrane structure (convention exposition hall) and temporary wall sign (static) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	May 2020
DR-20-0015	Comprehensive sign plan (Resorts World), increased overall wall sign area, increased overall freestanding sign area, increased the height of a freestanding sign, and increased the overall animated sign area	Approved by BCC	March 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Circus Circus Resort Hotel & Viva McDonalds
South	Entertainment Mixed-Use	H-1	Undeveloped (approved Alon Las Vegas Resort Hotel site)

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Entertainment Mixed-Use	H-1	Approved LVCVA parking lot, retail uses, restaurants, place of worship, & undeveloped
West	Entertainment Mixed-Use; Corridor Mixed-Use; & Public Use	H-1, P-F, C-2, & M-1	Clark County Fire Station, commercial, & industrial uses

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 Code allows for alternative sign standards for resort hotels and for uses that operate in conjunction with resort hotels that can be approved if they result in the development having a visual character which is more compatible with adjacent developments. The proposed signage is consistent in design and scale with signage for other resort hotels and uses within the Resort Corridor. The proposed increase in signage is minimal and is in scale with the size and design of the restaurants. Additionally, the proposed signage complies with Urban Land Use Policy 20 which states that signage should be compatible with building styles both on-site and the surrounding developments; therefore, staff can support these 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 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GARY D. LAKE

CONTACT: GARY LAKE, RESORTS WORLD, 3000 LAS VEGAS BOULEVARD SOUTH,
LAS VEGAS, NV 89109

DRAFT

RIGHT-OF-WAY
(TITLE 30)

SAHARA AVE/PARADISE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0192-LV-PCPS, LLC & LV-AM, LLC:

VACATE AND ABANDON a portion of right-of-way being Paradise Road located between Sahara Avenue and Karen Avenue (alignment) within Winchester (description on file). TS/gc/syp (For possible action)

RELATED INFORMATION:

APN:
162-09-502-001

LAND USE PLAN:
WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of right-of-way being Paradise Road that is an approximately 180 foot long bus turnout. The applicant states that the bus stop is being relocated to the adjacent parcel farther south. Curb, gutter, and attached sidewalk will be installed to match the adjacent portions of Paradise Road.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-22-0367	Modifications to an approved comprehensive sign plan	Approved by BCC	August 2022
UC-22-0044	Modifications to landscaping and screening along Las Vegas Boulevard South and Paradise Road	Approved by BCC	March 2022
UC-22-0021	Modifications to an approved comprehensive sign plan	Approved by BCC	March 2022
ADR-20-900123	Restaurant addition	Approved by ZA	March 2020
WS-19-0803	Reduced setbacks and permit non-standard improvements within the right-of-way, and design reviews for the renovation of a porte-cochere, water feature, site additions and enhancements	Approved by BCC	November 2019
DR-19-0555	Expansion and renovation of an outdoor pool area	Approved by BCC	September 2019

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0417	Amended a comprehensive sign plan	Approved by BCC	July 2019
UC-0275-16	Reduced parking for the SLS Resort Hotel	Approved by BCC	May 2016
UC-0222-16	Increased building height and an amended sign plan for the SLS Resort Hotel	Approved by BCC	May 2016
UC-0789-13	Comprehensive sign plan for the SLS Resort Hotel	Approved by BCC	January 2014
UC-0416-11	Additions, revisions, and remodel of an existing resort hotel (SLS Las Vegas formerly Sahara)	Approved by BCC	November 2011
UC-1498-07	Additions and revisions to an existing resort hotel including a new hotel tower	Approved by BCC	February 2008
UC-1013-99	Additions and modifications to a resort hotel	Approved by PC	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-2	Commercial development
South	Entertainment Mixed-Use	H-1	Undeveloped (proposed All-Net Arena project)
East	Entertainment Mixed-Use	H-1	Parking lot & multiple family residential
West	Entertainment Mixed-Use	H-1	Outdoor recreational facility (concert/event/fairgrounds/live entertainment)

Related Applications

Application Number	Request
UC-23-0191	Deviations for alternative street landscaping, increased wall height, and reduced gate setback, waivers of development standards for reduced setback from a street and allow alternative driveway geometrics, and a design review for modifications (landscaping, screening, and driveways) to an existing resort hotel (Sahara) 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 right-of-way for the bus turnout since it has been relocated to the parcel to the south.

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

- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LV-PCPS LLC, LV-AM LLC, LV-MPRC, LLC

CONTACT: JESSE PATCHETT, P.E., 8345 W. SUNSET ROAD, SUITE 150, LAS VEGAS, NV 89113

RESORT HOTEL
(TITLE 30)

SAHARA AVE/PARADISE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0191-LV-PCPS, LLC & LV-AM, LLC:

USE PERMIT for deviations as shown per plans on file.

DEVIATIONS for the following: 1) alternative street landscaping; 2) increase wall height; 3) reduce gate setback; and 4) all other deviations as depicted per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback from a street; and 2) allow alternative driveway geometrics.

DESIGN REVIEW for modifications (landscaping, screening, and driveways) to an existing resort hotel (Sahara) on 17.5 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the southwest corner of Sahara Avenue and Paradise Road within Winchester. TS/gc/syp (For possible action)

RELATED INFORMATION:

APN:

162-09-502-001

DEVIATIONS:

1. Allow alternative street landscaping along Paradise Road where landscaping per Figure 30.64-17 is required.
2. Increase wall height to 11.5 feet where a maximum of 3 feet is permitted within the required zoning district setback per Section 30.64.020 (a 283.3% increase).
3. Reduce gate setback to 8 feet where a minimum of 18 feet is required when gates remain open during business hours per Section 30.64.020 (a 55.6% reduction).
4. Allow all other deviations as shown per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback from a street to 2 feet where a minimum of 10 feet is required per Table 30.44-1 (an 80% reduction).
2. Allow alternative driveway design where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2535 Las Vegas Boulevard South
- Site Acreage: 17.5
- Project Type: Modifications (landscaping, screening, driveways) to an existing resort hotel (Sahara)
- Wall Height (feet): 11.5

Site Plans

The plans depict modifications to the street frontage along Paradise Road for the existing Sahara Resort Hotel. The existing bus turnout will be vacated and the bus stop will be relocated to the adjacent property farther south. Off-site improvements will be installed in place of the bus turnout to match the rest of the street frontage including the attached sidewalk. An approximately 8 foot high wall with painted EIFS finish to match the hotel, plus an approximately 2 foot high decorative metal privacy screen with a bronze metal finish on top of the wall is proposed along the entire frontage of Paradise Road. The pilasters between sections of walls will have a concrete planter bowl with artificial plants on top to bring the overall height of the wall to 11.5 feet. The wall will be set back 2 feet to 10 feet from the property line. Additionally, the maintenance driveway will be reconstructed with new sliding access gates that are set back 8 feet from the property line and will remain open during business hours. The access gates will be decorative with a bronze and brass metal finish. The proposed driveway will not be a curb return driveway and will instead be constructed per Commercial Driveway Option A as shown in Uniform Standard Drawing 224.

Landscaping

The plans show a 2 foot to 10 foot wide landscape area with an attached sidewalk along Paradise Road. The landscaping will consist of a combination of 24 inch box Bay Laurel trees, Green Cloud Texas Ranger, Japanese Boxwood, and Majestic Beauty Indian Hawthorne shrubs. Artificial turf will also be used along the edges of the landscape area. Additionally, Mediterranean Fan Palms are located behind the wall near the southern driveway.

Applicant's Justification

The applicant states that the intent of the subject request is to improve the visual quality of the perimeter of the property and to help deter frequent intrusion of problematic pedestrians who are not guests of the resort. A commercial curb return driveway cannot be constructed since with the existing location of the building and drive aisle on-site, there would not be enough room for a commercial vehicle to turn. The access gates will be open from 4:00 a.m. to 3:00 p.m. where truck traffic will also be tended to by employees. It is anticipated construction will commence in the latter half of 2023.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-22-0367	Modifications to an approved comprehensive sign plan	Approved by BCC	August 2022

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0044	Modifications to landscaping and screening along Las Vegas Boulevard South and Paradise Road	Approved by BCC	March 2022
UC-22-0021	Modifications to an approved comprehensive sign plan	Approved by BCC	March 2022
ADR-20-900123	Restaurant addition	Approved by ZA	March 2020
WS-19-0803	Reduced setbacks and permit non-standard improvements within the right-of-way, and design reviews for the renovation of a porte-cochere, water feature, site additions and enhancements	Approved by BCC	November 2019
DR-19-0555	Expansion and renovation of outdoor pool area	Approved by BCC	September 2019
DR-19-0417	Amended a comprehensive sign plan	Approved by BCC	July 2019
UC-0275-16	Reduced parking for the SLS Resort Hotel	Approved by BCC	May 2016
UC-0222-16	Increased building height and an amended sign plan for the SLS Resort Hotel	Approved by BCC	May 2016
UC-0789-13	Comprehensive sign plan for the SLS Resort Hotel	Approved by BCC	January 2014
UC-0416-11	Additions, revisions, and remodel of an existing resort hotel (SLS Las Vegas formerly Sahara)	Approved by BCC	November 2011
UC-1498-07	Additions and revisions to an existing resort hotel including a new hotel tower	Approved by BCC	February 2008
UC-1013-99	Additions and modifications to a resort hotel	Approved by PC	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-2	Commercial development
South	Entertainment Mixed-Use	H-1	Undeveloped (proposed All-Net Arena project)
East	Entertainment Mixed-Use	H-1	Parking lot & multiple family residential
West	Entertainment Mixed-Use	H-1	Outdoor recreational facility (concert/event/fairgrounds/live entertainment)

Related Applications

Application Number	Request
VS-23-0192	A vacation and abandonment of a portion of right-of-way (bus turnout) being Paradise Road 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

Comprehensive Planning

Use Permit & Deviations #1, #2, & #4

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

Staff can support the increased wall height since the wall will secure the rear of the property from unwanted visitors, improve safety, and is designed in an aesthetically pleasing way that utilizes decorative materials. Furthermore, the height of the wall is mitigated by enhanced landscaping that will screen large portions of the wall. The proposed landscaping enriches the property and provides more landscaping than exists along the frontage today. Additionally, staff can support the alternative landscaping since the location of existing buildings and structures limits the width available for landscaping.

Waivers 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.

Waiver of Development Standards #1

Staff finds the request will not adversely impact the surrounding area. The reduced setbacks for the wall from the street will be mitigated by the enhanced landscaping provided. Additionally, all sight visibility zones will be maintained. Therefore, staff can support the request.

Design Review

Staff finds the proposed modifications to the site are consistent and compatible with previous approvals for the site and other developments in the area. The proposed screening and landscaping will improve the street frontage along Paradise Road by improving safety, increasing visual quality, and allowing for a unified design along the entire street frontage. Therefore, staff can support this request.

Public Works - Development Review

Deviation #3

Staff cannot support the reduction of the gates setback. The applicant cannot control when trucks and deliveries will arrive, causing stacking in the right-of-way if more than one truck arrives at the same time.

Waiver of Development Standards #2

Staff has no objection to not install a curb return driveway on Paradise Road. The site does not have adequate space to allow a curb return driveway.

Staff Recommendation

Approval of the use permit, deviations #1, #2, and #4, waivers of development standards and design review; denial of deviation #3.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No gates to be installed at the driveway on Paradise Road.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones; and that off-site improvement permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LV-PCPS LLC, LV-AM LLC, LV-MPRC, LLC
CONTACT: GREG BORGEL, 3747 HERITAGE AVENUE, LAS VEGAS, NV 89121

DRAFT

RESORT HOTEL (CONVENTION CENTER)
(TITLE 30)

LAS VEGAS BLVD S/GENTING BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0050-RW LV FUTURE LAND, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** building height, and **2)** reduced throat depth.

DESIGN REVIEW for a convention center in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 acres in an H-1 (Limited Resort and Apartment) Zone.

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

RELATED INFORMATION:

APN:

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

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of the proposed convention center building to 145 feet where a maximum height of 100 feet is permitted per Table 30.40-7 (a 45% increase).
2. Reduce throat depth for a commercial driveway along Sammy Davis Jr. Drive to 7 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 95% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3000 Las Vegas Boulevard South
- Site Acreage: 86.9 (portion)
- Project Type: Convention facility
- Area (square feet): 255,610 (Convention area and public space)/113,670 (back of house)
- Parking Required/Provided: 6,481/7,154

Site Plan

The portion of Resorts World that will be used for Convention Center uses is a 10 acre undeveloped area located on the southeast corner of Resorts World Drive and Sammy Davis Jr.

Drive. This area of Resorts World has been used for temporary events and a partially built structure in the past. The existing structure located along Resorts World Drive will be integrated into the new Convention Center design. The Convention Center will be located adjacent and west of the existing west parking lot that faces Resorts World Drive. Pedestrian access will be from the southeast and north sides of the new building. The site will be accessed from Resorts World Drive by way of the existing parking garages. A business access with a loading area is located at the west side of the property from Sammy Davis Jr. Drive. The Convention Center is set back 154 feet from Sammy Davis Jr. Drive and 15 feet from Resorts World Drive and 120 feet from the north property line. The east wall of the Convention Center is immediately adjacent to the existing parking garage and the east\west promenade connecting to the resort hotel and theater. The pedestrian entrance on the south side of the Convention Center connects to a large concrete path that runs north and south to the edge of the existing theater. A vehicular drop-off area is located south of the pedestrian entrance.

Landscaping

A detached sidewalk and landscaping averaging 15 feet is located along Sammy Davis Jr. Drive and Resorts World Drive. Existing landscaping will not be impacted.

Elevations

The elevations depict 40 foot, 85 foot, and 145 foot high roof planes with painted stucco sided building that includes reveals at various elevations, wall returns, metal panel pedestrian access points and aluminum and glazed glass entryways at ground level. Rooftop mechanical facilities are screened from view by the travelling public on the west side of the roof. The north side faces Resorts World Drive. The east side is adjacent to the garage and theater, and promenade linking the hotel to the Convention Center.

Floor Plans

The floor plans depict a basement level for access to back of house areas in an east to west direction, bisecting the Convention Center. There are main entrances on the north and south sides of the building, connected by the pre-function hallway. This hallway provides interior access to the hotel, near the theater. Multi-level exterior egress stairways are located on the northwest side of the building. Level 1(ground) includes 109,000 square feet of expo hall space, 4,300 square feet of meeting rooms, 4,320 square foot kitchen, restrooms, office space, and storage and stair spaces. Level 1.5 includes a mezzanine area on the west side of the building for back of house access. The south half of level 2 is open to the expo area below, with the northern portion divided between a ballroom, a second kitchen space, meeting rooms, restrooms, and other back of house utility spaces. Level 3 is exclusively the north part of the building and includes ballroom space, restrooms, and a pantry area. Levels 2 and 3 have egress on the west side of the building through 2 exterior stairways.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting a design review for a new Convention Center development located west of the existing resort hotel, west parking garage, and theater. An existing unfinished 3 level

structure is located adjacent to the west parking garage and will be incorporated into this development. The Convention Center will be approximately 370,000 square feet with a maximum increase in finished grade of 2 feet. Decorative metal panels, EIFS exterior siding, and pedestrian connections to the parking garage and resort hotel are included with the design. The applicant is requesting to increase the height of the building to 145 feet where 100 feet is the current maximum allowed. A throat depth waiver is being requested from the Sammy Davis Jr. Drive access on the west side of the property. There is 71 feet of interior drive aisle maneuvering space between the Sammy Davis Jr. Drive access point and the Convention Center building. Loading docks and truck access are located on the west side of the Convention Center building adjacent to the business access at Sammy Davis Jr. Drive.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0498	Outdoor recreational facility and fairgrounds and live entertainment (outside access)	Approved by BCC	October 2022
ADR-21-900288	Modifications to Resorts World signage	Approved by ZA	June 2021
DR-21-0164	Modifications to Resorts World signage	Approved by BCC	June 2021
DR-21-0143	Modifications to Resorts World	Approved by BCC	May 2021
UC-20-0546	Monorail	Approved by BCC	October 2021
DR-20-0526	Amended comprehensive sign plan	Approved by BCC	January 2021
ADR-20-900333	Resorts World security dog facility addition	Approved by ZA	August 2020
DR-20-0261	Resorts World people mover system from the Las Vegas Convention Center to Resorts World Resort Hotel	Approved by BCC	August 2020
SC-20-0191	Street name change to Genting Boulevard	Approved by PC	June 2020
SC-20-0192	Street name change to Resorts World Drive	Approved by PC	June 2020
SC-20-0193	Street name change to Goh Tong Way	Approved by PC	June 2020
UC-20-0174	Fabric membrane structure (convention exposition hall) and temporary wall sign (static) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	May 2020
DR-20-0526	Amended comprehensive sign plan	Approved by BCC	January 2021

Prior Land Use Requests

Application Number	Request	Action	Date
DR-20-0015	Comprehensive Sign Plan (Resorts World), increased overall wall sign area, increased overall freestanding sign area, increased the height of a freestanding sign, and increased the overall animated sign area	Approved by BCC	March 2020
ADR-19-900875	Modified a previously approved resort hotel (Resorts World)	Approved by ZA	January 2020
AR-18-400272 (WS-0029-17)	Third application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	February 2019
UC-18-0541	Modified an approved High Impact Project; recreational facility (indoor water park); and deviations as shown per plans on file; deviations for reduced setbacks; reduced the height setback ratio adjacent to an arterial street (Las Vegas Boulevard South); allowed primary access to a shopping center (with commercial, retail, & restaurant uses) from the exterior of the resort; and all other deviations as shown per plans on file; reduced setbacks, and waived non-standard improvements within the future right-of-way (Las Vegas Boulevard South); and design reviews for modifications to an approved High Impact Project, a resort hotel (Resorts World) and all associated and accessory uses and all other accessory and incidental buildings and structures	Approved by BCC	September 2018
TM-18-500091	1 lot commercial subdivision	Approved by PC	July 2018
AR-18-400076 (WS-0029-17)	Second application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	June 2018
WS-0029-17 (AR-0130-17)	First application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	October 2017
VS-0708-17	Vacated and abandoned a portion of right-of-way being Resorts World Drive	Approved by BCC	October 2017

Prior Land Use Requests

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

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers 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.

Waiver of Developments Standards #1

The proposed height of the convention facility is significantly lower than the hotel itself; therefore, staff does not have an issue with this request.

Design Review

The proposed Convention Center is compatible with the surrounding area, linked to other strip hotels and the Las Vegas Convention Center area by the Vegas Loop. Building and landscape materials are consistent for the development of the Convention Center and harmonious with the surrounding area when considering it is located on the west side of the property and screened from Las Vegas Boulevard South by buildings. Master Plan Policies WP-2.1 and WP-2.4 for the Winchester planning area, support development of major destinations in close proximity to high-frequency transit services like those found on Las Vegas Boulevard South and the connection to the proposed Vegas Loop stations. This resort hotel Convention Center expansion will have access to transit options both on site and at adjacent streets. However, Public Works staff does not support the throat depth waiver; therefore, staff does not support the design review.

If the design review is approved, staff is recommending as a condition of approval that the applicant enter into an amended Development Agreement with the County. This is to ensure that any increased impact for public services due to the construction and use of the convention facility is mitigated and adequate amenities are provided. The Development Agreement will provide a mechanism whereby the County can ask the developers of this project to assist in facilitating the County's ability to provide these needed services and infrastructure.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to reduce the throat depth for the driveway on Sammy Davis Jr. Drive. Trucks entering the site to use the northern angled truck docks will be required to make difficult turn maneuvers, causing the driveway to be blocked and increasing the chance for collisions. While the added right turn lane into the truck docks will provide some additional safety, it is not enough to mitigate staff's concerns.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval of wavier of development standards #1; denial of wavier of development standards #2 and design review.

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:

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into an amended Development Agreement with Clark County.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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

- Install a dedicated right turn lane on Sammy Davis Jr. Drive.
- Applicant is advised that off-site improvement permits may be required.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered

before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that operational permits and fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0063-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: GARY D. LAKE

CONTACT: ANTHONY HUFFER, 3000 LAS VEGAS BOULEVARD SOUTH, LAS VEGAS, NV 89109



Winchester Town Advisory Board

May 9, 2023

MINUTES

Board Members: John Delibos – Chair – Present
Dorothy Gold – Vice Chair – Present
Judith Siegel – Excused
Robert O. Mikes, Jr – Present
April Mench - Present

Secretary: Sam Crunkilton 702-854-0878 wvtabsecretary@gmail.com

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

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions: Beatriz Martinez, Town Liaison & Sam Crunkilton, Secretary; The meeting was called to order at 6:08 p.m.
- II. Public Comment
None
- III. Approval of April 25, 2023 Minutes
Moved by: Delibos
Approve
Vote: 4-0 Unanimous
- IV. Approval of the Agenda for May 9, 2023
Moved by: Delibos
Approve
Vote: 4-0 Unanimous
- V. Informational Items
None
- VI. Planning & Zoning:
1. **DR-23-0160-WYNN LAS VEGAS, LLC:**
DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign package for a resort hotel (Encore); **2)** increase the area of an existing freestanding sign; and **3)**

increase the area of an existing animated sign in conjunction with resort hotel (Encore) on a 4.3 acre portion of a 207.2 acre site in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Cathedral Way within Winchester and Paradise. TS/md/syp (For possible action) **05/17/23 BCC**

Approved

Moved by Delibos

Vote 4-0

VII. General Business

None

VIII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be May 30, 2023

IX. Adjournment

The meeting was adjourned at 6:24 p.m.