



Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, Nv 89142

August 30, 2022

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 Victoria Bonner at 02-335-9205.
 - 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.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/WinchesterTAB>

Board/Council Members: Robert Mikes, Chairperson
 John Delibos
 Judith Siegel
 Dorothy Gold

Secretary: Victoria Bonner, 702-335-9205, and victoria.tabsecretary@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. 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 July 26, 2022. (For possible action)
- IV. Approval of the Agenda for August 30, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

- 1. **ET-22-400092 (WS-20-0082)-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** eliminate parking lot landscaping; **2)** alternative parking design standards; and **3)** reduce throat depth.
DESIGN REVIEW for a parking lot expansion in conjunction with an existing retail, office, and warehouse complex on 14.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester.
TS/hw/syp (For possible action) 09/21/22 BCC

VII. General Business

- 1. Review previous fiscal year budget request(s) and take public input regarding suggestions for the next budget request(s). (For possible action)
- 2. Nominate and appoint a representative and alternate to the Community Development Advisory Committee (CDAC) for 2022/2023 (for possible action).

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: September 13, 2022.

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>



Winchester Town Advisory Board

July 26, 2022

MINUTES

Board Members:	Robert O. Mikes, Jr. – Chair – Present Judith Siegel – Excused John Delibos – Present Dorothy Gold - Present
Secretary:	Victoria Bonner, 702-335-9205 victoria.tabsecretary@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; Victoria Bonner: Secretary; Hunter White: Planning. The meeting was called to order at 6:00p.m.

II. Public Comment
None

III. Approval of May 31, 2022 Minutes

Moved by: Delibos
Approve
Vote: 3-0 Unanimous

IV. Approval of Agenda for July 26, 2022

Moved by: Delibos
Approve
Vote: 3-0 Unanimous

V. Informational Items

VI. Planning & Zoning:

1. **WS-22-0358-ALDABBAGH, OMAR:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall sign area; and **2)** increased average letter height of a wall sign.
DESIGN REVIEW for proposed signage in conjunction with an existing adult cabaret establishment on 0.9 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the west side of Highland Drive, 636 feet south of Edna

Avenue within Winchester. TS/jor/tk (For possible action)

Approve with staff conditions

Moved By- Mikes

Vote: 3-0

2. **DR-22-0367-LV-PCPS, LLC & LV-AM, LLC:**

DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign plan; **2)** increase the number of animated signs; and **3)** increase the area of animated signs for a resort hotel (Sahara) on 17.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southeast corner of Las Vegas Boulevard South and Sahara Avenue within Winchester. TS/md/tk (For possible action)

Approve with staff conditions

Moved By- Mikes

Vote: 3-0

3. **ET-21-400170 (UC-1223-07)-MRC I FUNDING CORPORATION:**

HOLDOVER USE PERMITS SIXTH EXTENSION OF TIME for the following: **1)** a High Impact Project; **2)** an expansion of the Gaming Enterprise District; **3)** a resort hotel consisting of 3,250 hotel rooms; **4)** 250 resort condominiums; **5)** public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, offices, meeting/convention, back-of-house areas, and parking structures; **6)** increase the height of the high-rise towers and structures; **7)** associated accessory and incidental commercial uses, buildings, and structures; and **8)** deviations from development standards. **DEVIATIONS** for the following: **1)** reduce on-site parking; **2)** reduce the height setback ratios; **3)** encroachment into airspace; and **4)** all other deviations as shown per plans on file.

DESIGN REVIEWS for the following: **1)** a resort hotel/casino with high-rise towers including kitchens in rooms; and **2)** all other accessory and incidental buildings and structures on 15.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the west side of Paradise Road within Winchester. TS/nr/jo (For possible action)

Deny

Moved By- Mikes

Vote: 3-0

4. **WS-22-0374-GLUSMAN FAMILY LP:**

WAIVER OF DEVELOPMENT STANDARDS to increase the number of animated signs. **DESIGN REVIEWS** for the following: **1)** a freestanding sign with animation; and **2)** increased animated sign area in conjunction with an existing restaurant on 1.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive, 440 feet west of Paradise Road within Winchester. TS/al/tk (For possible action)

Approve with staff conditions

Moved By- Mikes

Vote: 3-0

VII. General Business

VII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be August 9, 2022

IX. Adjournment

The meeting was adjourned at 6:32 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., AUGUST 30, 2022**

09/21/22 BCC

1. **ET-22-400092 (WS-20-0082)-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) eliminate parking lot landscaping; 2) alternative parking design standards; and 3) reduce throat depth.
DESIGN REVIEW for a parking lot expansion in conjunction with an existing retail, office, and warehouse complex on 14.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester. TS/hw/syp (For possible action)

PARKING LOT
(TITLE 30)

DESERT INN RD/HIGHLAND DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400092 (WS-20-0082)-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) eliminate parking lot landscaping; 2) alternative parking design standards; and 3) reduce throat depth.

DESIGN REVIEW for a parking lot expansion in conjunction with an existing retail, office, and warehouse complex on 14.0 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester. TS/hw/syp (For possible action)

RELATED INFORMATION:

APN:

162-08-805-009; 162-08-899-034; 162-08-899-036; 162-08-899-038; 162-17-502-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate parking lot landscaping where landscaping per Figure 30.64-14 and Section 30.60.050 is required.
2. Allow a surface parking lot without pedestrian walkways where required per Section 30.60.050.
3. Reduce throat depth to 21 feet on Highland Drive where 150 feet is required per Uniform Standard Drawing 222.1 (a 79.3% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3290 Highland Drive
- Site Acreage: 14
- Project Type: Parking lot expansion
- Parking Required/Provided: 284/661

Site Plans

The previously approved plans depict an existing retail, office and warehouse complex with parking. The purpose of the previously proposed development was to re-design the existing parking area on the north side of the parcel and to expand the parking area onto a leased parcel under and north of the Wilbur Clark Desert Inn Road elevated roadway. The existing parking area north of the existing building was re-designed to remove the prior Industrial use railroad spur line which accessed the site. It also proposed re-stripping 40 tandem parking spaces for future valet services at the building. A new driveway was shown centrally located to access the new parking lot (right-of-way properties) to the north, under the Wilbur Clark Desert Inn Road and the remainder of the parcel to the north. The parking areas located under the elevated roadway and to the north of the roadway will be provided access by a new 32 foot wide driveway entrance with 21 feet of throat depth to Highland Drive. Power lines were shown located along Highland Drive and bisected the parcel in an east/west direction to the north of Wilbur Clark Desert Inn Road. To the north of the proposed parking area, there is an existing 40 foot wide private drive shown that provided access to APN 162-08-805-002 and was separated by an existing fence and pavement, which was not to be used for access to the proposed parking lot.

Landscaping

The previously approved plans depict a parking lot landscaping reduction for the parking areas south of Wilbur Clark Desert Inn Road that was approved by UC-19-0381. The proposed parking areas under the Wilbur Clark Desert Inn Road and to the north were shown with rockscape islands and with an approximate 20 foot wide landscape area adjacent to Highland Drive.

Previous Conditions of Approval

Listed below are the approved conditions for WS-20-0082:

Current Planning

- Provide metal/weather-resistant representation of plants spaced 1 per 30 feet along Highland Drive (3 north of the Highland Drive entrance and 5 south of the Highland Drive entrance) and within the proposed parking areas, along with boulder accents within the new parking lot islands within 2 years;
- Provide low level solar lighting along Highland Drive and the new parking lot islands within 2 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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

- Coordinate with Public Works – Development Review on the traffic study and compliance;

- 2 year review to determine if circulation and ingress/egress have conflicts with the reduction in throat depth;
- Nevada Department of Transportation approval.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that due to some shifts regarding their architect, progress on the project was slowed, but they are still committed to completing the project. The applicant further states that they believe the extension should be granted as the proposed design is compatible with the surrounding area and would be an enhanced use of the space under and north of Wilber Clark Desert Inn Road.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0126	Daycare within an existing retail, office, and warehouse complex - Withdrawn without prejudice	Withdrawn at PC	July 2021
UC-20-0346	On-premises consumption of alcohol (supper club) in conjunction with an existing retail, office, and warehouse complex	Approved by PC	October 2020
WS-20-0083	Increased freestanding sign area and animated sign area for an existing cannabis establishment and retail, office, and warehouse complex	Approved by BCC	May 2020
WS-20-0082	Eliminated parking lot landscaping; allowed an alternative parking lot design standard; and reduced throat depth in conjunction with an existing cannabis establishment and retail, office, and warehouse complex	Approved by BCC	May 2020
UC-19-0380	Cannabis establishment (production) in conjunction with an existing office/warehouse complex consisting of 2 buildings with dispensary and retail marijuana store	Approved by BCC	July 2019
WS-18-0850	Signage for cannabis establishment (dispensary) roof signs and electronic graffiti wall	Approved by BCC	December 2018
ADR-18-900699	Operation of a water feature in conjunction with an approved dispensary and retail cannabis facility	Approved by ZA	October 2018

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0703	Increased wall sign area; allowed a cannabis dispensary as the only business advertising on a freestanding sign, roof signs where not permitted, electronic or animated sign where not permitted, and a retail cannabis facility (roof sign and electronic graffiti wall were withdrawn)	Approved by BCC	October 2018
VS-18-0570	Vacated and abandoned right-of-way (portion of Desert Inn Road)	Approved by BCC	September 2018
UC-18-0122	Cannabis establishment (dispensary) in conjunction with an approved retail cannabis store; and design review for modifications to an existing office/warehouse complex consisting of 2 buildings	Approved by BCC	April 2018
UC-17-1076	Cannabis establishment (retail store) with a waiver to reduce parking and modified an existing office/warehouse complex	Approved by BCC	February 2018
UC-0722-06	Sales center in conjunction with an approved mixed-use development, and waivers for reduced parking and sign requirements - expired	Approved by BCC	July 2006
UC-1899-05	Mixed-use high-rise condominium development with setback waiver and waiver of conditions for noise level reductions - expired	Approved by BCC	February 2006
NZC-1697-04	Reclassified the property from M-1 to H-1 zoning for a mixed-use high-rise development - expired	Approved by BCC	February 2005
UC-0206-03	Secondhand sales retail facility with waivers to reduce parking - expired	Approved by PC	March 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Business Employment	M-1	Retail, office, & warehouse development
East	Business Employment & Corridor Mixed-Use	M-1	UPRR train tracks, office/warehouse, retail development, and hotel & gaming development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. There does not appear to be any changes to the proposed plans at this time. Additionally, while there does not appear to be any significant work done toward commencing the project, given that this is the first extension of time on this application, staff will support the extension of time for 2 years. With that said, evidence of work toward commencement of the project will need to be demonstrated for staff to support any future extension of time requests. Finally, staff also recommends a review period to ensure the prior condition for xeriscaping and lighting are complied with and to review any conflicts resulting from the reduction in throat depth.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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:

Current Planning

- Until May 6, 2024 to commence and review.
- 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 and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MM DEVELOPMENT

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

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) WS-20-0082 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>ET-22-400092</u> DATE FILED: <u>7/18/22</u> PLANNER ASSIGNED: <u>MW</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>8/30/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/21/22</u> FEE: <u>\$600</u>
	PROPERTY OWNER	NAME: <u>Nevada Dept of Transportation (NDOT) ROW Division</u> ADDRESS: <u>1263 S. Stewart St</u> CITY: <u>Carson City</u> STATE: <u>NV</u> ZIP: <u>89712</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT	NAME: <u>Saia Family Trust, Gabriel Saia Jr, Trustee</u> ADDRESS: <u>2120 E 6th St STE 16</u> CITY: <u>Tempe</u> STATE: <u>AZ</u> ZIP: <u>85288</u> TELEPHONE: <u>480-804-1076 x 102</u> CELL: <u>480-220-2030</u> E-MAIL: <u>gabe@eires.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>LAS Consulting</u> ADDRESS: <u>1930 Village Center Circle, Bldg 3, #577</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: <u>702-499-6469</u> E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>

ASSESSOR'S PARCEL NUMBER(S): 162-08-805-009; 162-08-899-034, 036, 038 and 162-17-502-002

PROPERTY ADDRESS and/or CROSS STREETS: Underneath the Desert Inn overpass

PROJECT DESCRIPTION: Extension of time for parking lot with waivers

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Gabe Saia Jr. Gabriel Saia Jr.
 Property Owner (Signature)* Property Owner (Print)

STATE OF Arizona
 COUNTY OF Maricopa
 SUBSCRIBED AND SWORN BEFORE ME ON June 17, 2022 (DATE)
 By Lucy A. Saia
 NOTARY PUBLIC: Lucy A. Saia



*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

PLANNER
COPY
ET-22-400092

July 11, 2022

Mr. Hunter White, Planner
Current Planning, Comprehensive Planning
500 Gran Central Pkwy, 1st floor
Las Vegas, NV 89155

RE: Planet 13 Dispensary Parking lot, APR 22-100827
Extension of Time WS-20-0082

Dear Mr. White:

Please accept this letter as our request for an extension of time for a design review and waiver for additional parking lot below the Desert Inn super arterial overpass. In 2018 when the retail facilities and the production facility was relocated, 280 parking spaces were required, and 225 parking spaces were provided. A waiver for a parking waiver was approved. This application revised the parking at the north end of the site by creating a drive thru to the NDOT property and creating tandem valet parking at the north end of the building. Valet parking will be provided during the business hours. The parking now is provided at 661 spaces provided and 284 spaces provided, more than twice the required parking.

A long-term lease was negotiated with the Nevada Department of Transportation (NDOT) to provide additional parking under the overpass. This is an efficient use of land that is just sitting vacant, while providing additional spaces for the center. With the additional parking spaces, 661 spaces are provided, where 284 spaces are required. In addition, this allows for a driveway on Highland Drive, providing relief for some of the traffic along Desert Inn. Mr. Gabe Saia owns the building where Planet 13 is located and Planet 13 has a long-term lease for the entire building. Because Planet 13 keeps expanding within the building, Mr. Saia negotiated a long-term lease for the property under the overpass with NDOT. MM Development operates Planet 13, while not technically a part of the Extension of Time but it is essentially for them (Planet 13).

Waivers approved:

- 1- A waiver to landscaping since plants will not grow under the overpass, nor in the shadow of the overpass. The parking lot will not be seen by the street and serves no aesthetic purpose nor relieving a hot spot since the area will be shaded. In addition, there is an overhead power line which restricts the planting below it. Water is not available behind the Planet 13 complex, so it is not available to extend to the lot north of the site.
- 2- A waiver to allow throat depth of 31 feet where throat depth for parking lots >201 cars is 150 feet

There are two exits (one on Desert Inn) so the throat depth is 75 feet for each driveway. The design of the parking lot is based on the impacts of the overpass. There are big steel poles on Highland for NV Energy, there are structural columns for the overpass, and utility boxes, all impact the design of the parking lot.

Addition of the parking lot is behind the building and will mostly be accessed from Desert Inn. We anticipate most of the traffic for this driveway will be exiting and the reduced throat depth will have minimal impact on the traffic.

Initially, the planning department indicated a design review wasn't necessary unless public works required it. Public Works indicated a need to file for a design review and this request fulfilled that requirement. The plans have been filed for permits but not yet approved. The applicant changed architects and there was some confusion as to who was going to file the extension and the application expired. We requested the ability to file the extension of time and were granted.

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

Yours truly,

Lucy Stewart

Lucy Stewart