**Winchester Town Advisory Board**

**Winchester Community Center**

3130 McLeod Dr.

Las Vegas, NV 89121

January 29, 2019

6:00 p.m.

**AGENDA**

**NOTE:**
- Items on the agenda may be taken out of order.
- The Board/Council may combine two 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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Beatriz Martinez at 702-455-0560 and is/will be available at the County’s website at www.clarkcounty nv.gov.

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**Board Members:**
- Ken Dayton – Chair
- Judith Siegel – Vice Chair
- John J Delibos

**Secretary:**
- Beatriz Martinez, 702-455-0560, beatriz.martinez@clarkcounty nv.gov

**County Liaison:**
- Beatriz Martinez, 702-455-0560, beatriz.martinez@clarkcounty nv.gov

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

III. Approval of Minutes January 15, 2018 (For possible action)

IV. Approval of Agenda for January 29, 2019 and Hold, Combine or Delete Any Items (For possible action)
V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.
   None.

VI. Planning & Zoning

1. **AR-18-400272 (WS-0029-17)-RESORTS WORLD LAS VEGAS, LLC; WAIVER OF DEVELOPMENT STANDARDS THIRD APPLICATION FOR REVIEW** to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with a previously approved resort hotel (Resorts World) on portions of 87.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Resorts World Drive within Winchester. CG/md/ja (For possible action)

   BCC 02/20/19

VII. General Business

1. Winchester Town Advisory Board Members to elect a Chair and Vice Chair to serve a 2 year term (for discussion and possible action)
2. Winchester Town Advisory Board to approve yearly meeting calendar (for discussion and possible action)
3. Winchester Town Advisory Board to review and/or revise bylaws (for discussion and possible action)

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.

IX. Next Meeting Date: February 12, 2019

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 & Fresh Dry Cleaners: 2548 Desert Inn Rd., Las Vegas NV 89121
United States Postal Services: 2478 E. Desert Inn Rd., Las Vegas, NV 89121
Starbucks: 2412 E. Desert Inn Rd., Las Vegas, NV 89121

https://notice.nv.gov/
ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., JANUARY 29, 2019

02/20/19 BCC

1. AR-18-400272 (WS-0029-17)-RESORTS WORLD LAS VEGAS, LLC:
WAIVER OF DEVELOPMENT STANDARDS THIRD APPLICATION FOR REVIEW to
temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial
paving) in conjunction with a previously approved resort hotel (Resorts World) on portions of 87.2
acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally
located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and
the north side of Resorts World Drive within Winchester. CG/md/ja (For possible action)
Winchester Town Advisory Board

January 15, 2019

MINUTES

Board Members: Kenneth Dayton – Chair – PRESENT
Judith Siegel – Vice Chair – EXCUSED
Robert O. Mikes, Jr. – PRESENT
John Delibos – PRESENT
Roxana Valladere – PRESENT

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

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
Al Laird; Planning, Beatriz Martinez; Town Liaison. The meeting was called to order at 6:00 p.m.

II. Public Comment
None

III. Approval of December 11, 2018 Minutes

Moved by: Dayton
Approve minutes as submitted
Vote: 4-0 Unanimous

Approval of Agenda for January 15, 2019

Moved by: Dayton
Approve agenda as submitted with the following correction: item #4 to be heard after item #2
Vote: 4-0 Unanimous

V. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events (for discussion)
None
VI. Planning & Zoning:

1. **AR-18-400246 (WS-0099-17) - GLUSMAN FAMILY LP:**
   WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW to increase the area of a wall sign.
   
   **DESIGN REVIEW** for a wall sign in conjunction with an existing restaurant on 1.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Convention Center Drive, 250 feet west of Paradise Road within Winchester. CG/tk/ja (For possible action)

   **MOVED BY- Dayton**
   **APPROVE- per staff recommendation**
   **VOTE: 4-0 Unanimous**

2. **AR-18-400265 (WS-0237-08) - MRCI FUNDING CORPORATION:**
   WAIVERS OF DEVELOPMENT STANDARDS FIFTH APPLICATION FOR REVIEW of the following: 1) permit a use not conducted within a permanent enclosed building where required; and 2) on-site paving requirements.
   
   **DESIGN REVIEW** for an outdoor tent on 1.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Convention Center Drive and the west side of Paradise Road within Winchester. CG/tk/ja (For possible action)

   **MOVED BY- Dayton**
   **APPROVE- per staff recommendation**
   **VOTE: 4-0 Unanimous**

3. **DR-18-1002-VETTER, KARL CLAY:**
   **DESIGN REVIEW** for a place of worship within an existing shopping center on 0.1 acres in a C-2 (General Commercial) Zone within the SOSA Design and the MUD-2 Overlay Districts. Generally located on the south side of Sahara Avenue, 193 feet east of Commercial Center Drive within Winchester. TS/jor/ja (For possible action)

   **MOVED BY- Mikes**
   **APPROVE- per staff recommendation**
   **VOTE: 4-0 Unanimous**

4. **ET-18-400267 (UC-1223-07) - MRCI FUNDING CORPORATION:**
   USE PERMITS FIFTH EXTENSION OF TIME to commence 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 in the MUD-1 Overlay District. Generally located on the south side of Convention Center Drive and the west side of Paradise Road within Winchester.

MOVED BY- Delibos
APPROVE- Subject to 1 year to commence with any extensions of time to be a public hearing.
VOTE: 4-0 Unanimous

5. WS-18-0979-ALDABBAGH, OMAR:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased area for an animated sign; 2) increased area for a freestanding sign; and 3) permit electronic message unit/video graphics where only electronic message units are allowed.

DESIGN REVIEW for an animated freestanding sign in conjunction with an existing adult cabaret on 1.0 acre in an M-1 (Light Manufacturing) Zone in the Adult Use and MUD-1 Overlay Districts. Generally located on the west side of Highland Drive, 550 feet south of Edna Avenue within Winchester.

MOVED BY- Dayton
APPROVE- per staff recommendations
VOTE: 3-1 Mikes opposed

IV. General Business
None

VII. Public Comment
None

VIII. Next Meeting Date

The next regular meeting will be January 29, 2019

IX. Adjournment
The meeting was adjourned at 6:38 p.m.
FULL OFF-SITES (TEMPORARY)  
LAS VEGAS BLVD S/RESORTS WORLD DR  
(TITLE 30)  

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
AR-18-00272 (WS-0029-17)-RESORTS WORLD LAS VEGAS, LLC:  

WAIVER OF DEVELOPMENT STANDARDS THIRD APPLICATION FOR REVIEW to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with a previously approved resort hotel (Resorts World) on portions of 87.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Resorts World Drive within Winchester. CG/md/ja (For possible action).

RELATED INFORMATION:

APN:  
162-09-303-004; 162-09-310-002; 162-09-311-005; 162-09-402-001; 162-09-411-005; 162-09-702-001

LAND USE PLAN:  
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description  
General Summary  
- Site Address: 3000 Las Vegas Boulevard South  
- Site Acreage: 87.2 (portion)  
- Project Type: Resort hotel  

Site Plans  
This is a third request to review an approved application which temporarily waived full off-site improvements including curb, gutter, sidewalk, lighting, and partial paving where full off-sites were previously required in conjunction with the resort hotel. The plans show a previously approved resort hotel (Resorts World) consisting of 3,119 hotel rooms, 188 resort condominiums, public and non-public building areas, convention facilities, a theater, an amphitheater, accessory and incidental uses and structures, parking garages, and a central plant. The site has street frontage and access from Las Vegas Boulevard South, Resorts World Drive, and Sammy Davis Jr. Drive.
Previous Conditions of Approval

Listed below are the approved conditions for WS-0029-17 (AR-18-400076):

Current Planning
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review
- 6 months to review.
- Applicant is advised that this is the last extension of time that staff will support unless significant progress is made on the off-site plans.

Listed below are the approved conditions for WS-0029-17 (AR-0130-17):

Current Planning
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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
- Until March 22, 2018 to review as a public hearing the waiver of development standards for full off-site improvements unless full off-site improvements have been permitted;
- Compliance with previous conditions.

Listed below are the approved conditions for WS-0029-17:

Current Planning
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review
- 6 month review as a public hearing of the waiver of development standards for full off-site improvements unless full off-site improvements have been permitted;
- No permits except the building permits described in the document entitled “Clark County Building Department Permit Status Log” that was submitted to the Board on March 22, 2017 will be issued until off-site permit issuance.

Applicant’s Justification
The applicant has been proceeding with the development of the property and the off-site improvement plans are being processed under HTE-17-09376. Multiple site conditions are being addressed and reviewed with the consultants and County staff. A drainage study update has also
been submitted under PW18-10524. The project is moving forward with multiple permits being released for construction and others proceeding through the permitting process.

**Prior Land Use Requests**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>UC-18-0541</td>
<td>Modifications to 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 including retail sales, restaurants, night club, day club, entertainment areas, recreational areas, public and back-of-house areas, and other accessory uses, low-rise and mid-rise buildings and structures, and all other accessory and incidental buildings and structures</td>
<td>Approved by BCC</td>
<td>September 2018</td>
</tr>
<tr>
<td>TM-18-500091</td>
<td>1 lot commercial subdivision</td>
<td>Approved by PC</td>
<td>July 2018</td>
</tr>
<tr>
<td>AR-18-400096</td>
<td>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)</td>
<td>Approved by BCC</td>
<td>June 2018</td>
</tr>
<tr>
<td>(WS-0029-17)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WS-0029-17</td>
<td>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)</td>
<td>Approved by BCC</td>
<td>October 2017</td>
</tr>
<tr>
<td>(AR-0130-17)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WS-0029-17</td>
<td>Temporarily waived full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)</td>
<td>Approved by BCC</td>
<td>March 2017</td>
</tr>
<tr>
<td>UC-0642-16</td>
<td>Resort hotel with deviations for signs in conjunction with a resort hotel</td>
<td>Approved by BCC</td>
<td>November 2016</td>
</tr>
<tr>
<td>Application Number</td>
<td>Request</td>
<td>Action</td>
<td>Date</td>
</tr>
<tr>
<td>--------------------</td>
<td>--------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>ORD-0225-16</td>
<td>Ordinance to adopt the third amendment to the Development Agreement for Resorts World</td>
<td>Approved by BCC</td>
<td>April 2016</td>
</tr>
<tr>
<td>DA-0189-16</td>
<td>Third amendment to the Development Agreement for Resorts World</td>
<td>Approved by BCC</td>
<td>April 2016</td>
</tr>
<tr>
<td>UC-0754-15</td>
<td>Modifications to an approved resort hotel (Resorts World) for Phase I of development</td>
<td>Approved by BCC</td>
<td>January 2016</td>
</tr>
<tr>
<td>VS-0212-13</td>
<td>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</td>
<td>Approved by BCC</td>
<td>June 2015</td>
</tr>
<tr>
<td>ZC-0218-14</td>
<td>Expanded the Gaming Enterprise District along the western boundary of the site and modifications to an approved High Impact Project (Resorts World)</td>
<td>Approved by BCC</td>
<td>July 2014</td>
</tr>
<tr>
<td>UC-0588-13</td>
<td>Modified an approved High Impact Project for a resort hotel (Resorts World)</td>
<td>Approved by BCC</td>
<td>December 2013</td>
</tr>
<tr>
<td>TM-0113-13</td>
<td>Commercial subdivision for the Resorts World site</td>
<td>Approved by PC</td>
<td>August 2013</td>
</tr>
<tr>
<td>UC-0217-13</td>
<td>Changes and modifications to temporary aesthetic improvements in conjunction with a development resort hotel (Resorts World) – expired</td>
<td>Approved by BCC</td>
<td>June 2013</td>
</tr>
<tr>
<td>VS-0212-13</td>
<td>Vacated a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South</td>
<td>Approved by BCC</td>
<td>June 2013</td>
</tr>
<tr>
<td>RS-0077-13</td>
<td>Record of Survey for Las Vegas Boulevard South adjacent to the site</td>
<td>Reviewed by staff</td>
<td>May 2013</td>
</tr>
<tr>
<td>UC-0380-12</td>
<td>Temporary aesthetic improvements in conjunction with a developing resort hotel (Echelon Resort) – expired</td>
<td>Approved by BCC</td>
<td>September 2012</td>
</tr>
<tr>
<td>DR-0556-08</td>
<td>Second extension of time for a private pedestrian grade separated walkway/sidewalk (tunnel) – approved until April 2018 to commence</td>
<td>Approved by BCC</td>
<td>July 2012</td>
</tr>
<tr>
<td>UC-0709-07</td>
<td>Second extension of time to expand the Gaming Enterprise District along the western boundary of the site</td>
<td>Approved by BCC</td>
<td>July 2012</td>
</tr>
<tr>
<td>UC-0126-07</td>
<td>Second extension of time for modifications to a resort hotel</td>
<td>Approved by BCC</td>
<td>July 2012</td>
</tr>
<tr>
<td>UC-1286-06</td>
<td>Second extension of time for a resort hotel</td>
<td>Approved by BCC</td>
<td>July 2012</td>
</tr>
<tr>
<td>AG-0460-12</td>
<td>The 24-month report for the Echelon Resort</td>
<td>Approved by BCC</td>
<td>July 2012</td>
</tr>
<tr>
<td>ORD-0458-12</td>
<td>Ordinance to adopt the second amendment to the Development Agreement for Echelon Resort</td>
<td>Approved by BCC</td>
<td>July 2012</td>
</tr>
</tbody>
</table>
## Prior Land Use Requests

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<tbody>
<tr>
<td>DA-0279-12</td>
<td>Second amendment to the Development Agreement for Echelon Resort</td>
<td>Approved by BCC</td>
<td>July 2012</td>
</tr>
<tr>
<td>DR-0556-08 (ET-0112-10)</td>
<td>First extension of time for a private pedestrian grade separated walkway/sidewalk (tunnel) – approved until April 2012 to commence</td>
<td>Approved by BCC</td>
<td>August 2010</td>
</tr>
<tr>
<td>ZC-0747-09</td>
<td>Reclassified a portion of the site adjacent to the fire station from P-F to H-1 zoning and from H-1 to P-F zoning due to re-conveyance and donation of property</td>
<td>Approved by BCC</td>
<td>February 2010</td>
</tr>
<tr>
<td>VS-0720-09</td>
<td>Vacated and abandoned excess right-of-way</td>
<td>Approved by PC</td>
<td>January 2010</td>
</tr>
<tr>
<td>DR-0556-09</td>
<td>Improvements including a sidewalk, landscaping and fencing for Echelon Resort - expired</td>
<td>Approved by BCC</td>
<td>October 2009</td>
</tr>
<tr>
<td>UC-0709-07 (ET-0196-09)</td>
<td>First extension of time to expand the Gaming Enterprise District along the western boundary of the site</td>
<td>Approved by BCC</td>
<td>August 2009</td>
</tr>
<tr>
<td>DA-0998-08</td>
<td>First amendment to the Development Agreement for Echelon Resort</td>
<td>Approved by BCC</td>
<td>December 2008</td>
</tr>
<tr>
<td>UC-1286-06 (ET-0280-08)</td>
<td>First extension of time for a resort hotel</td>
<td>Approved by BCC</td>
<td>November 2008</td>
</tr>
<tr>
<td>UC-0126-07 (ET-0279-08)</td>
<td>First extension of time for modifications to a resort hotel</td>
<td>Approved by BCC</td>
<td>November 2008</td>
</tr>
<tr>
<td>DR-0556-08</td>
<td>Private pedestrian grade separated walkway/sidewalk (tunnel)</td>
<td>Approved by BCC</td>
<td>July 2008</td>
</tr>
<tr>
<td>DA-1166-07</td>
<td>Original Development Agreement for Echelon Resort</td>
<td>Approved by BCC</td>
<td>November 2007</td>
</tr>
<tr>
<td>UC-0709-07</td>
<td>Expand the Gaming Enterprise District along the western boundary of the site</td>
<td>Approved by BCC</td>
<td>August 2007</td>
</tr>
<tr>
<td>UC-0126-07</td>
<td>Expansion and modifications to a resort hotel design</td>
<td>Approved by BCC</td>
<td>April 2007</td>
</tr>
<tr>
<td>UC-1286-06</td>
<td>Resort hotel with accessory uses, reduced parking, reduced setbacks, and encroachment into airspace</td>
<td>Approved by BCC</td>
<td>November 2006</td>
</tr>
</tbody>
</table>

### Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Commercial Tourist</td>
<td>H-1</td>
</tr>
<tr>
<td>South</td>
<td>Commercial Tourist</td>
<td>H-1</td>
</tr>
<tr>
<td>East</td>
<td>Commercial Tourist</td>
<td>H-1 &amp; P-F</td>
</tr>
</tbody>
</table>
Surrounding Land Use

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<thead>
<tr>
<th>Planned Land Use Category</th>
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<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>West</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Tourist, Public Facilities, &amp; Commercial</td>
<td>H-1, P-F, C-2, &amp; M-1</td>
<td>Clark County Fire Station, commercial, &amp; industrial uses</td>
</tr>
</tbody>
</table>

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

Analysis
Current Planning
Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property.

Public Works - Development Review
The applicant has made some progress towards securing off-site improvement permits since the last extension of time. Staff expected significant progress by the time this review was submitted, but other than the most recent drainage study being approved in November 2018, the applicant received comments on the off-site plans on December 12, 2018, and as of the January 15, 2019, no responses have been submitted. With the limited progress made as described above, staff finds that a very short timeline of 3 months to review should be imposed to ensure that the applicant process is followed in a timely manner to the point of permit issuance within the upcoming months.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning
• Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and 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
• 3 months to review.
Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: GERALD GARDNER
CONTACT: GARY LAKE, RESORTS WORLD LAS VEGAS DEVELOPERS CONSULTANTS, LLC, 1039 KEYS DRIVE, BOULDER CITY, NV 89005