



Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, Nv 89142

January 11, 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
 Judith Siegel
 John Delibos
 Patrick Becker

Secretary: Victoria Bonner, 702-335-9205, and victoriabelleb@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 December 14, 2021. (For possible action)
- IV. Approval of the Agenda for January 11, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **WS-21-0719-DWW SAHARA, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative screening and landscaping; **2)** required trash enclosure; and **3)** alternative driveway geometrics.
DESIGN REVIEW for a proposed parking lot for new vehicle inventory storage and employee parking area in conjunction with an existing automobile sales facility on a portion of 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue, 650 feet east of Mojave Road within Winchester. TS/al/jo (For possible action) 02/01/22 PC
 - 2. **UC-21-0726-JDR OWNER, LLC:**
USE PERMITS for the following: **1)** nightclub; and **2)** deviations as shown per plans on file.
DEVIATIONS for the following: **1)** alternative landscaping and pedestrian realm; **2)** allow primary means of access to a nightclub to not be through the interior of the resort hotel; **3)** reduce setback; and **4)** all other deviations as depicted per plans on file.
WAIVER OF DEVELOPMENT STANDARDS to reduce setback from the right-of-way.
DESIGN REVIEW for changes and modifications to an approved resort hotel on 22.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Elvis Presley Boulevard and the east side of Las Vegas Boulevard South within Winchester. TS/md/ja (For possible action) 02/22/22 BCC
- VII. General Business
 - 1. Receive a presentation from NDOT on the I-11 PEL study (for discussion only).
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: January 25, 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>

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



Winchester Town Advisory Board

December 14, 2021

MINUTES

Board Members:	Robert O. Mikes, Jr. – Chair – Excused John Delibos – Present Judith Siegel – Present Patrick Becker - 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 Beatriz Martinez; Town Liaison & Secretary, Steven De Merritt; Planning. The meeting was called to order at 6:01p.m.
- II. Public Comment
None
- III. Approval of November 30, 2021 Minutes
Moved by: Beker
Approve as submitted
Vote: 3-0 Unanimous
- IV. Approval of Agenda for December 14, 2021
Moved by: Delibos
Vote: 3-0 Unanimous
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events (for discussion)

Ms. Martinez announced a neighborhood meeting on January 13, 2022 about agenda item number 2 from the previous TAB meeting.

VI. Planning & Zoning:

1. **ET-21-400175 (UC-0492-15)-WESTWYNN, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** High Impact Project; **2)** resort hotel; **3)** public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structures; **4)** increase the height of high-rise towers; **5)** associated accessory and incidental commercial uses, buildings, and structures; and **6)** deviations from development standards.

DEVIATIONS for the following: **1)** reduce on-site parking requirements; **2)** allow primary access to outside dining and drinking areas, restaurants, retail buildings and uses from the exterior of a resort hotel; **3)** encroachment into airspace; **4)** alternative landscaping; and **5)** all other deviations as shown per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** non-standard improvements (landscaping and fencing) within the right-of-way.

DESIGN REVIEWS for the following: **1)** High Impact Project; **2)** resort hotel and all associated and accessory uses; **3)** hotel towers and associated low-rise and mid-rise buildings and structures; **4)** low-rise and mid-rise buildings including retail, restaurants, public and back-of-house areas; **5)** water features (man-made lake and decorative water fountains); and **6)** all other accessory and incidental buildings and structures on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Winchester and Paradise. TS/sd/jo (For possible action)

Moved By- Delibos with the condition of changing the ET from 5 years to 2 years.

Approved

Vote: 2-0

Recused: Becker

2. **ET-21-400176 (UC-0045-16)-WESTWYNN, LLC:**
USE PERMIT SECOND EXTENSION OF TIME to expand/enlarge the Gaming Enterprise District by approximately 2.5 acres in conjunction with an approved resort hotel (Alon) on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located between Sammy Davis Jr. Drive and Las Vegas Boulevard South and between Fashion Show Drive and Wilbur Clark Desert Inn Road within Winchester and Paradise. TS/sd/jo (For possible action)

Moved By- Delibos with the condition of changing the ET from 5 years to 2 years.

Approved

Vote: 3-0

VII. General Business

none

VII. Public Comment

none

VIII. Next Meeting Date

The next regular meeting will be December 28, 2021

IX. Adjournment

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

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., JANUARY 11, 2022**

02/01/22 PC

1. **WS-21-0719-DWW SAHARA, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative screening and landscaping; 2) required trash enclosure; and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed parking lot for new vehicle inventory storage and employee parking area in conjunction with an existing automobile sales facility on a portion of 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue, 650 feet east of Mojave Road within Winchester. TS/al/jo (For possible action)

02/02/22 BCC

2. **UC-21-0726-JDR OWNER, LLC:**
USE PERMITS for the following: 1) nightclub; and 2) deviations as shown per plans on file.
DEVIATIONS for the following: 1) alternative landscaping and pedestrian realm; 2) allow primary means of access to a nightclub to not be through the interior of the resort hotel; 3) reduce setback; and 4) all other deviations as depicted per plans on file.
WAIVER OF DEVELOPMENT STANDARDS to reduce setback from the right-of-way.
DESIGN REVIEW for changes and modifications to an approved resort hotel on 22.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Elvis Presley Boulevard and the east side of Las Vegas Boulevard South within Winchester. TS/md/ja (For possible action)

PARKING LOT/VEHICLE STORAGE AREA
(TITLE 30)

SAHARA AVE/MOJAVE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0719-DWW SAHARA, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative screening and landscaping; **2)** required trash enclosure; and **3)** alternative driveway geometrics.

DESIGN REVIEW for a proposed parking lot for new vehicle inventory storage and employee parking area in conjunction with an existing automobile sales facility on a portion of 4.3 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Sahara Avenue, 650 feet east of Mojave Road within Winchester. TS/al/jo (For possible action)

RELATED INFORMATION:

APN:

162-12-502-011 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Waive the required street landscaping along an arterial street (Sahara Avenue) where a 15 foot wide landscape area with an existing attached sidewalk per Figure 30.64-17 is required.
- b. Waive the required street landscaping along a local street (Glen Avenue) where a 6 foot wide landscape area with an attached sidewalk per Figure 30.64-13 is required.
- c. Waive parking lot landscaping on a portion of the site where required per Figure 30.64-14.
- d. Waive landscaping adjacent to a less intense use along the southern property line where required per Figure 30.64-11.
2. Waive the required trash enclosure.
3. Reduce the departure distance from an intersection to 82 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 57% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.3 (portion)
- Project Type: Parking lot for new vehicle storage and employee parking
- Parking Provided: 250

Site Plans

The owner/applicant also owns a vehicle sales facility on the approximate 4 acres to the west of this site. The plans depict the development of the north half of this parcel for the purpose of vehicle inventory storage and employee parking area in conjunction with the vehicle sales facility to the west. This parcel is undeveloped and unpaved, and the applicant intends to pave a portion of the parcel and integrate it with the existing vehicle sales facility with cross-access. The plans depict a new commercial driveway on the northeast portion of the site with an access control gate set back 50 feet from Glen Avenue, which will remain closed when not needed to access the site. The site will provide 250 vehicle spaces to be used for inventory storage and employee parking. The cross-access between both parcels is shown approximately halfway down the parcel. The southern half of this parcel will remain undeveloped and will not be utilized for any parking.

Landscaping

Per the request, no live landscaping is proposed. However, a 6 foot wide area with groundcover and decorative rock is proposed along Sahara Avenue and Glen Avenue.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the parking lot is in conjunction with the adjacent existing automobile dealership. The project proposes a commercial driveway with 250 vehicle spaces of paved parking with parking lot lights. The applicant is requesting the waiver of street landscaping due to a number of extensive utility easements that preclude the installation of landscaping along both streets. Since the parking lot is intended to be a non-public storage area for vehicles, the applicant is requesting no parking lot landscaping be required. The landscaping required adjacent to a less intense use is located along the southern boundary of the site, which will remain undeveloped at this time. A trash enclosure is not needed for this site since a trash enclosure is provided with the existing adjacent vehicle sales facility. The request for the alternative driveway throat depth and departure distance are for a proposed driveway that will only be used occasionally and will not affect traffic on the public streets. The plans are similar to plans that were submitted for projects that have been previously approved for this site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0104-16	Request to waive parking lot landscaping for a parking lot intended as inventory storage and employee parking - expired	Approved by PC	April 2016
WS-0690-08	Request to waive parking lot landscaping for a parking lot intended as inventory storage and employee parking - expired	Approved by PC	September 2008
UC-1335-01	Auto sales facility - expired	Approved by PC	November 2001
ZC-003-92	Reclassified to C-2 zoning for a mini-warehouse development and shopping center	Approved by BCC	March 1992

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-2 & R-2	Parking lot & automobile dealership
South	Compact Neighborhood (up to 18 du/ac)	R-3	Single family residential (Townhouse) development
East	Corridor Mixed-Use	C-2	Mini-warehouse facility
West	Corridor Mixed-Use	C-2	Automobile dealership

STANDARDS FOR APPROVAL:

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

Analysis

Current 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.

Waivers of Development Standards #1a & #1b

The existing utility easements along Sahara Avenue and Glen Avenue preclude the installation of most landscaping along these streets. Similar requests to waive landscaping along these streets have been approved with prior land use applications for this site. Given the existing easements along the streets, there is no landscaping along the street adjacent to the property to the west, and due to a past history to waive landscaping on this site, staff has no objection to these waivers.

Waiver of Development Standards #1c

Staff cannot support the waiver of parking lot landscaping. There is no functional reason why parking lot landscaping cannot be provided throughout the parking area. The sales facility to the west provided parking lot landscaping. The vehicle storage is intended to be a permanent use; therefore, staff would recommend parking lot landscaping to enhance the visual aspect to the overall site. Without landscaping to break-up the parking area this parking lot will consist of a large, paved area that will contribute to the heat island effect. Lack of landscaping will increase dust in the area and increase storm water runoff during storm events; therefore, staff finds the lack of parking lot landscaping will have a negative impact on the community and does not support this waiver.

Waiver of Development Standards #1d

Since only the northern portion of the site is being developed at this time and the southern portion, which is closest to the existing residential development is not, staff can support this waiver in conjunction with the proposed parking lot. However, this waiver would only be in conjunction with the proposed parking lot, any future development of the southern portion of this site would require a landscape buffer adjacent to the existing residential use.

Waiver of Development standards #2

Staff can also support the waiver to not provide the required trash enclosure since this parcel is a functional extension of the sales facility to the west. Immediately to the west are 2 trash enclosures that can be used for refuse. Since this parcel will be used for storage of vehicles for the sales facility to the west and this portion of the overall development is not open to the public, staff does not anticipate any practical issues with refuse collection.

Design Review

Staff finds this request is in keeping with the commercial, auto related land use character of the area that has been established along this corridor. The proposed site improvements will not adversely affect the traffic conditions, or the character of the neighborhood. However, staff finds the lack of parking lot landscaping will have a negative impact of the community with increase to the heat island effect, dust and storm water runoff. Since staff does not support the waiver for parking lot landscaping, staff cannot support the design review for the project.

Public Works - Development Review

Waiver of Development Standards # 3

Staff cannot support the reduction of the departure distance along Glen Avenue. Staff has concerns with the close proximity of the proposed driveway to the existing driveway to the east. Traffic from 2 driveways will be in direct conflict causing potential collisions that will be made worse due to the curve of the road. Additionally, the site is an expansion of the auto dealership to the west, making cross access a viable option in lieu of adding a driveway.

Staff Recommendation

Approval of waivers of development standards #1a, #1b, #1d, and #2; denial of waiver of development standards #1c, #3, and the 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:

Current Planning

If approved:

- 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

- Right-of-way dedication to the back of sidewalk;
- Applicant is advised that off-site improvement permits may be required.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DWW SAHARA LLC

CONTACT: PETYA BALOVA, BALOVA ENGINEERING, 7495 WEST AZURE DRIVE
SUITE 140-C, LAS VEGAS, NV 89130

RESORT HOTEL
(TITLE 30)

LAS VEGAS BLVD S/ELVIS PRESLEY BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0726-JDR OWNER, LLC:

USE PERMITS for the following: 1) nightclub; and 2) deviations as shown per plans on file.

DEVIATIONS for the following: 1) alternative landscaping and pedestrian realm; 2) allow primary means of access to a nightclub to not be through the interior of the resort hotel; 3) reduce setback; and 4) all other deviations as depicted per plans on file.

WAIVER OF DEVELOPMENT STANDARDS to reduce setback from the right-of-way.

DESIGN REVIEW for changes and modifications to an approved resort hotel on 22.7 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the north side of Elvis Presley Boulevard and the east side of Las Vegas Boulevard South within Winchester. TS/md/ja (For possible action)

RELATED INFORMATION:

APN:

162-09-617-001; 162-09-617-002

USE PERMITS:

1. Nightclub.
2. Allow all other deviations as depicted per plans on file.

DEVIATIONS:

1. a. Allow alternative landscaping and a pedestrian realm along the street frontage (Las Vegas Boulevard South) where required per Table 30.56-2, Table 30.64-2, Figure 30.64-17, and Figure 30.64-18.
b. Allow alternative landscaping and a pedestrian realm along the street frontage (Elvis Presley Boulevard) where required per Table 30.56-2, Table 30.64-2, Figure 30.64-17, and Figure 30.64-18.
2. Allow the primary means of access to a nightclub from the exterior of the resort hotel where the primary means of access must be through the interior of the resort hotel per Table 30.44-1.
3. Reduce the setback for structures (bollards) to zero feet where a minimum of 10 feet is required per Table 30.40-7 (a 100% reduction).
4. Allow all other deviations as depicted per plans on file.

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the setback for structures (bollards) from streets to zero feet where a minimum of 10 feet is required per Section 30.56.040 (a 100% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2777 Las Vegas Boulevard South
- Site Acreage: 22.7
- Project Type: Modifications to an approved resort hotel
- Number of Stories: 63
- Building Height (feet): 735
- Square Feet: 8,931,452
- Parking Required/Provided: 5,795/5,805

History & Request

UC-0932-06 was approved by the Board of County Commissioners (BCC) in October 2006 for a resort hotel (Fontainbleau - also known as Project Blue) with various components and amenities, and included all associated accessory and incidental commercial uses, buildings, and structures. The project has been revised by subsequent applications, including DR-19-0428 that was approved by the BCC in July 2019 for changes and modifications to the resort hotel. Construction of the resort hotel began in February 2007 but was stopped in 2009 during the economic recession when the project went into bankruptcy. The current owners of the site are working to complete the project and are proposing the following changes and modifications with this application: 1) addition of a night club within the building and an outdoor day club (pool) on a portion of the pool deck on the ninth floor of the podium and adjacent to the night club; 2) changes and modifications completing the façade along the north side of the building with a redesign of the porte cochere; 3) changes and modifications to the façade of the building along Las Vegas Boulevard South; 4) the redesign of the landscaping and pedestrian realms along Las Vegas Boulevard South and Elvis Presley Boulevard; 5) the previously approved rockery fencing along the streetscape will be eliminated and a bollard system is proposed along Las Vegas Boulevard South matching the County system constructed along the Las Vegas "Strip"; and 6) the glass along the east façade of the parking garage will be replaced as designed and approved.

Site Plan

The applicant is requesting approval for modifications to the previously approved resort hotel (Fontainbleau - also known as Project Blue). The building has been partially constructed and was designed with a single tower that is elevated upon a podium level with varying heights on the west side of the site nearest to Las Vegas Boulevard South. The east side of the site is the location of the convention center and the above grade parking garage for the resort which has been incorporated into the building design, with the valet parking being provided below the podium level. Access to the site is provided from Las Vegas Boulevard South and Elvis Presley

Boulevard. A request to reduce the setback for the installation of bollards along Las Vegas Boulevard South and a portion of the southeast corner of Elvis Presley Boulevard is necessary to match the alignment of the existing bollards installed by Clark County along Las Vegas Boulevard South.

Landscaping

A pedestrian realm ranging between 43 feet to 68 feet in width, consisting of outdoor patio areas, enhanced paving, and planting areas, in conjunction with a meandering sidewalk, is located along Las Vegas Boulevard South. The meandering sidewalk along Las Vegas Boulevard South ranges between 11 feet to 18.5 feet in width. A pedestrian realm ranging between 22 feet to 47 feet in width, consisting of outdoor patio areas, enhanced paving, and planting areas, in conjunction with a meandering sidewalk, is located along Elvis Presley Boulevard. The meandering sidewalk ranges between 10 feet to 29 feet in width along Elvis Presley Boulevard.

Elevations

The resort has been approved for a maximum height of 735 feet with the high-rise portion of the building consisting of 63 stories. No major changes are being made to the height or exterior elevations of the buildings. However, there are several minor changes to the elevations of the resort hotel that are reflected on the plans submitted with this application, and are described as follows: 1) North façade - this façade was partially completed and the proposed plans depict a redesign of the porte cochere. A redesign of the northern low and mid-rise portions of the building to complete the façade, including the shape and material (steel and aluminum panels), are also proposed. 2) South façade - this portion was substantially completed. The proposed plans depict material and colors for the completion of the façade, landscaping, and pedestrian realm which are revisions and modifications to the previously approved application, DR-19-0428. The bridge connection to the south, across Elvis Presley Boulevard to the Las Vegas Convention Center site is removed with this request and was not a previous condition of approval. The materials and colors will revert to the original approvals with additional architectural enhancements. 3) East façade - this façade was substantially completed and the design and materials will not change. The glass panels that became dislodged over the last several years will be replaced with the same color schemes and remain as previously approved in 2008. 4) West façade - this portion was partially completed. The proposed plans depict material and colors for the completion of the façade, landscaping, and pedestrian realm which are revisions and modifications to the previously approved application, DR-19-0428. The materials and colors will revert to the original approvals with additional architectural enhancements.

Floor Plans

The plans depict a total of 3,743 guest rooms where a maximum of 3,719 guest rooms were depicted on the previous plans. The plans indicate all rooms will now be guest rooms and that condominium units will no longer be provided with the project. The resort hotel has a total area of 8,931,452 square feet which includes the guest rooms, gaming areas, showrooms, live entertainment areas, shopping center, indoor and outdoor dining areas, offices, meeting and convention areas and back of house areas. No major changes are proposed to the area of the building with this request; however, locations for various uses and floor areas within the hotel have been rearranged to reflect changes in the market and specific goals of the new owners. The

nightclub (with its associated day club), as presently designed, is located on the upper level podium of the resort hotel and is only accessed through the interior of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the night club with its associated day club is located on the upper level of the podium and both as designed are only accessed from the interior of the resort. The use permit request will allow for future options similar to that of other night clubs in other resorts and is as a reasonable request. The application is also to allow deviations to design standards as depicted per the plans on file. The deviation requests are appropriate for and compatible with the area and as allowed for other resort hotels on the Las Vegas "Strip" and will result in the completion of the project as modified. The deviations requested are necessary to allow the redesign of the site with the imperative aim to provide enhancements to the design of the building, the adjacent street frontages and result in the completion of the resort. The completion of the resort will enhance this portion of Las Vegas Boulevard South and bring more synergy to the northern portion of the Las Vegas "Strip."

The applicant indicates the waiver request is to allow the installation of bollards along the street frontage to match the other bollards installed by the County. This application is necessary because the bollards will be installed as part of the installation and construction of the landscaping and completion of the pedestrian realm along the street frontage by the applicant and not the County.

The modifications and revisions as proposed will allow the completion of the approved and partially completed resort. The revisions and modification do not significantly change the original approvals or the 2019 modifications. The project as previously approved and as modified/revised complies with 2 primary goals and associated policies outlined in the recently adopted Master Plan for development in Entertainment Mixed-Use land use category. The resort hotel complies with Goal 4.1, Policy 4.1.7 for its location on Las Vegas Boulevard South the conformance to the complete street design which includes a 25 foot wide minimum pedestrian realm; Goal 4.2. with Policies 4.2.3, 4.2.4 for a design that preserves the right-of-way width required for Las Vegas Boulevard South, and access management requirements by providing only 1 vehicular access on Las Vegas Boulevard South and 1 main and secondary access and an emergency access on Elvis Presley Boulevard. Finally, the resort complies with Goal 5.1 which encourages the diversification of economic base to enhance resilience including Policies 5.1.1, 5.1.3, and 5.1.5.

The requested uses, changes, and modifications proposed will allow the completion of the resort which is appropriate and compatible with existing uses in the immediate and adjacent areas and along the Las Vegas "Strip." The completion of the project will further enhance the characteristic and aesthetics of the general area and site and contribute to bringing more pedestrians, customers, and guests to the northern portion of Las Vegas Boulevard South, and create and bring more synergy to this portion of "The Strip."

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400083 (UC-1515-06)	Third extension of time for alternative landscaping on the east property line	Approved by BCC	July 2021
ET-21-400084 (UC-1242-06)	Third extension of time to allow modular buildings during construction of the resort hotel	Approved by BCC	July 2021
ET-21-400080 (UC-0213-08)	Third extension of time to redesign east façade of parking garage/convention facility	Approved by BCC	July 2021
ET-21-400082 (UC-0698-07)	Third extension of time to increase building height and square footage of the project	Approved by BCC	July 2021
ET-21-400077 (UC-0489-08)	Third extension of time for deviations for roof signs and modified separation requirements	Approved by BCC	July 2021
ET-21-400078 (UC-0932-06)	Third extension of time for the resort hotel	Approved by BCC	July 2021
ET-21-400079 (UC-0233-07)	Third extension of time for a use permit to increase the number of resort condominiums with kitchens	Approved by BCC	July 2021
ET-21-400074 (DR-19-0428)	First extension of time for changes and modifications to an approved resort hotel	Approved by BCC	July 2021
ET-21-400075 (DR-0289-09)	Third extension of time for a redesign of a loading dock and cover	Approved by BCC	July 2021
DR-19-0428	Changes and modifications to an approved resort hotel	Approved by BCC	July 2019
ET-18-400040 (DR-0289-09)	Second extension of time for a redesign of a loading dock and cover	Approved by BCC	April 2018
ET-18-400042 (UC-0489-08)	Second extension of time for deviations for roof signs and modified separation requirements	Approved by BCC	April 2018
ET-18-400043 (UC-0932-06)	Second extension of time for the resort hotel	Approved by BCC	April 2018
ET-18-400044 (UC-0233-07)	Second extension of time for a use permit to increase the number of resort condominiums with kitchens	Approved by BCC	April 2018
ET-18-400045 (DR-0213-08)	Second extension of time to redesign east façade of parking garage/convention facility	Approved by BCC	April 2018
ET-18-400046 (UC-0698-07)	Second extension of time to increase building height and square footage of the project	Approved by BCC	April 2018
ET-18-400047 (UC-1515-06)	Second extension of time for alternative landscaping on the east property line	Approved by BCC	April 2018
ET-18-400048 (UC-1242-06)	Second extension of time to allow modular buildings during construction of the resort hotel	Approved by BCC	April 2018
DR-0213-08 (ADET-1371-17)	First extension of time to redesign east façade of parking garage/convention facility	Approved by ZA	December 2017
UC-0698-07 (ADET-1369-17)	First extension of time to increase building height and square footage of the project	Approved by ZA	December 2017

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0289-09 (ADET-1368-17)	First extension of time to redesign the loading dock area	Approved by ZA	December 2017
UC-0489-08 (ADET-1367-17)	First extension of time for roof signs and modified separation requirements	Approved by ZA	December 2017
UC-1515-06 (ADET-1366-17)	First extension of time for alternative landscaping on the east property line	Approved by ZA	December 2017
UC-0932-06 (ADET-1365-17)	First extension of time for the resort hotel	Approved by ZA	December 2017
UC-0233-07 (ADET-1364-17)	First extension of time to increase the number of resort condominiums with kitchens	Approved by ZA	December 2017
UC-1242-06 (ADET-1363-17)	First extension of time to allow modular buildings during construction of the resort hotel	Approved by ZA	December 2017
AG-0889-17	Consent to assignment and assumption of Fontainebleau Las Vegas Resort Development Agreement	Approved by BCC	August 2017
WS-0370-15	Extension to off-site bond improvements	Approved by BCC	November 2015
SC-0207-15	Renamed Riviera Boulevard to Elvis Presley Boulevard	Approved by PC	May 2015
WS-0214-11	Extension to off-site bond improvements	Approved by BCC	July 2011
DA-0311-09	Third amendment to Development Agreement	Approved by BCC	June 2009
DR-0289-09	Redesigned loading dock area	Approved by BCC	June 2009
SC-0288-09	Allowed an alternative floor/unit numbering system	Approved by PC	June 2009
DA-0951-08	Second amendment to Development Agreement	Approved by BCC	November 2008
UC-0489-08	Deviations for roof signs and modified separation requirements	Approved by BCC	June 2008
DR-0213-08	Redesigned east façade of parking garage/convention facility	Approved by BCC	April 2008
DA-0949-07	First amendment to Development Agreement	Approved by BCC	August 2007
UC-0698-07	Increased building height and square footage of the project	Approved by BCC	July 2007
DA-0343-07	Development Agreement for the site	Approved by BCC	April 2007
UC-0233-07	Increased the number of resort condominiums with kitchens	Approved by PC	April 2007
UC-1515-06	Alternative landscaping on the east property line	Approved by BCC	December 2006

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0932-06 (WC-0334-06)	Waiver of conditions to amend the development agreement condition for early permits	Approved by BCC	December 2006
UC-1242-06	Allowed modular buildings during construction of the resort hotel	Approved by PC	October 2006
UC-0932-06	Resort hotel	Approved by BCC	October 2006
UC-1591-04	Temporary batch plant - expired	Approved by PC	October 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Undeveloped (approved for a sports arena)
South	Entertainment Mixed-Use	P-F	Parking for the Las Vegas Convention Center
East	Entertainment Mixed-Use	H-1	Turnberry Place (residential high-rise)
West	Entertainment Mixed-Use	H-1 & U-V	Circus Circus Resort Hotel & The Sky mixed-use development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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 does not object to the proposed nightclub as this is a common feature and amenity associated with resort hotels. The nightclub should have minimal to no impact on the surrounding land uses and properties; therefore, staff recommends approval.

Deviation #1a

Staff does not object to the proposed alternative landscaping and pedestrian realm design along Las Vegas Boulevard South. The addition of the proposed bollards, immediately adjacent to the right-of-way, will provide an additional buffer and protection between pedestrians and vehicles traveling along the street. The alternative landscaping and pedestrian realm are compatible with other developed properties along Las Vegas Boulevard South. Therefore, staff recommends approval.

Deviation #1b

Staff cannot support the request for alternative landscaping and pedestrian realm along Elvis Presley Boulevard. The pedestrian realm along Elvis Presley Boulevard measures a minimum of 1,300 feet in length. A significant portion of the meandering sidewalk that is part of the pedestrian realm is located immediately adjacent to Elvis Presley Boulevard. Elvis Presley Boulevard is designated as a collector street per the Southeast Valley Transportation element within the Master Plan. The intent of the pedestrian realm is to provide a streetscape that provides a buffer and separates pedestrian thoroughfares from the right-of-way. The proposed configuration and design of the meandering sidewalk immediately adjacent to the right-of-way, in conjunction with the existing vehicular traffic, may potentially create safety issues for pedestrians along Elvis Presley Boulevard. Therefore, staff recommends denial of this request.

Deviation #2

Staff does not object to permitting the primary means of access to the nightclub through the exterior of the hotel. The nightclub, as presently designed, is located on the upper level podium of the resort hotel and is only accessed through the interior of the building. However, this request will allow for future options similar to that of other nightclubs in resort hotels located within the Resort Corridor. The requested deviation should have no impact on the surrounding land uses and properties; therefore, staff recommends approval.

Waiver of Development Standards

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

Waiver of Development Standards & Deviation #3

Staff does not object to the reduced setback for the proposed bollards along Las Vegas Boulevard South and the portion of Elvis Presley Boulevard. The bollards are consistent with the existing formation and design along Las Vegas Boulevard South, and will provide additional safety and protection for pedestrians from the adjacent right-of-way. Therefore, staff recommends approval of this request.

Design Review

Staff finds the proposed changes and modifications to the project are consistent and compatible with previous approvals for the project and other developments in the area. The proposed modifications are in response to changes in trends within the resort community since the project was first approved. The proposed changes also reflect the new goals and direction the current owners have for the property. Therefore, staff recommends approval of the design review.

Staff Recommendation

Approval of the use permits, deviations #1a, #2, #3, and #4, waiver of development standards, and design review; denial of deviation #1b.

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

If approved:

- Until July 17, 2024 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; that prior to final Certificate of Occupancy, new land use applications for final uses and design to replace all prior land use applications; 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 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

- Coordinate with Public Works - Kaizad Yazdani for improvements adjacent to both Las Vegas Boulevard South and Elvis Presley Boulevard.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BRETT MUFSON

CONTACT: BROWN, BROWN, & PREMSRIRUT, 520 S. FOURTH STREET, LAS VEGAS, NV 89101



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

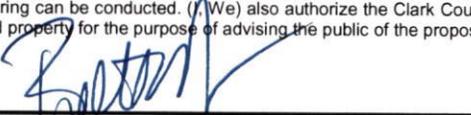
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-21-0726</u> DATE FILED: <u>12/15/21</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>WJRCHEJFR</u> TAB/CAC DATE: <u>1/11/22</u> PC MEETING DATE: <u>—</u> @ <u>6:00 P.M.</u> BCC MEETING DATE: <u>2/2/22 @ 9:00 A.M.</u> FEE: <u>\$3,450.⁰⁰</u>
	PROPERTY OWNER NAME: <u>JDR Owner LLC</u> ADDRESS: <u>19950 West Country Club Drive, 10th Floor</u> CITY: <u>Aventura</u> STATE: <u>FL</u> ZIP: <u>33180</u> TELEPHONE: <u>305-682-4256</u> CELL: <u>N/A</u> E-MAIL: <u>dventre@fbdev.com</u>
	APPLICANT NAME: <u>Brett Mufson</u> ADDRESS: <u>19950 West Country Club Drive, 110th Floor</u> CITY: <u>Aventura</u> STATE: <u>FL</u> ZIP: <u>33180</u> TELEPHONE: <u>305-682-4256</u> CELL: <u>N/A</u> E-MAIL: <u>skass@fbdev.com</u> REF CONTACT ID #: <u>N/A</u>
CORRESPONDENT NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-09-617-001 & 162-09-617-002

PROPERTY ADDRESS and/or CROSS STREETS: S. Las Vegas Blvd. & Elvis Presley Blvd.

PROJECT DESCRIPTION: Revisions to Fontainebleau/ The Drew Project

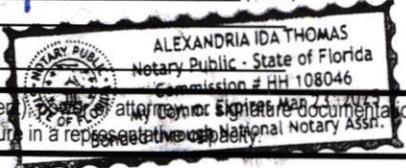
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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


 Property Owner (Signature)* Brett Mufson
 Property Owner (Print)

STATE OF Florida
 COUNTY OF Miami Dade

SUBSCRIBED AND SWORN BEFORE ME ON 11/01/2021 (DATE)
 By Brett Mufson

NOTARY PUBLIC: 



*NOTE: Corporate declaration of authority (or equivalent) of attorney or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

LAW OFFICE

Brown, Brown & Premsrirut

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

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563
FACSMILE: (702) 385-1023
EMAIL: jbrown@brownlawlv.com

December 3, 2021

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas, Nevada 89155

**PLANNER
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**Re: Justification Letter - (Revision 1) Fontainebleau/Project Blue
Special Use Permits and Deviations, Waiver of Development Standards
and Design Review.
Fontainebleau Resort also known as Project Blue
Assessors' Parcel Numbers: 162-09-617-001 & 162-09-617-002**

To Whom It May Concern:

On behalf of our Client, JDR Owner, LLC, please accept this letter for a request for changes, revisions, and modifications to portions of a previously approved Resort Hotel (Fontainebleau Resort also known as Project Blue and formally known The Drew). The existing Resort Hotel site is on a total of 24.5 acres, zoned H-1 and was partially completed by the original ownership until construction was halted in late 2009. The project is located on the east side of Las Vegas Boulevard South and on the north side of Elvis Presley Boulevard and was originally approved by the Clark County Board of County Commissioners by action on UC-0932-06 in October 2006. A myriad of other applications for additions, changes, revision, modifications, and amendments were approved for the site with the most recent application for changes and modification by a former owner by action on DR-19-0428 in July 2019.

This request is for revisions and modification to allow the completion of the project by the current ownership group (JDR Owner, LLC). The project was purchased from the former owners (2255 Las Vegas, LLC - The Drew) in February 2021. All the nine previous land applications are active with the approval of extensions of times for the site in July 2021 with conditions requiring an administrative review to verify that the Applicant has completed substantial improvements and until July 17, 2024, to commence.

Project Scope:

The Resort Hotel was previously approved at a maximum height of 735 feet being the high-rise tower portion of the building and is sixty-three (63) stories. This request is for changes and

modification to the most recent approval (DR-19-0428) for the site and includes the addition of uses other uses including a Night Club within the building and an outdoor Day Club (Pool) on a portion of the pool deck on the ninth (9) floor of the podium and adjacent to the Night Club. This request also changes, modifies, and completes the facades along the north side of the building with a re-design of the porte cochere; the façade of the building along the Las Vegas Boulevard frontage; a re-design of the landscaping and pedestrian realms along the Las Vegas Boulevard South and Elvis Presley Boulevard. The previously approved rockery fencing along the street frontages is eliminated with this modification and a bollard system is proposed along Las Vegas Boulevard South to match the County system constructed along the Las Vegas "Strip". The east façade of the building which is the parking garage will remain as approved with all the glass replaced as designed and approved.

Landscaping:

The alternative landscaping and pedestrian realm proposed along Las Vegas Boulevard South consists of a minimum 15 foot wide meandering sidewalk with landscaping on both sides of the sidewalk. Cross sections are provided to depict the design of the landscaping and the pedestrian realm which deviates from Code standards. The landscaping and pedestrian realm along Elvis Presley Boulevard consists of a minimum ten (10) to up to 29 foot wide meandering sidewalk with landscaping that meanders with the sidewalk.

Elevations:

No changes are proposed to the building (low and mid-rise and tower) except replacing the glass that have popped out and adding elements to complete and enhance the facades. The primary modifications are to the north, south and west sides of the building. The east façade will remain the same as approved by action on DR-0213-08 in April 2008. Please see the attached (separate) sheet for details of the changes in comparison with the original approvals and the most recent modification approved in 2019. This comparison document was requested by the Planning Department Management to document the revisions/modifications proposed that are different from the 2019 and other previous approvals.

Floor Plans:

The previously approved Resort Hotel has a total of 8,931,452 square feet which includes the guest rooms, gaming areas, showrooms, live entertainment areas, shopping center, indoor and outdoor dining areas, offices, meeting, and convention areas and non-public (back-of house areas). The floor areas of the building (low-rise, mid-rise and tower) are completed; therefore, no major changes are proposed to the different floor areas of the building with this request; however, the locations of various uses within the resort are re-arranged to reflect changes in the market and specific desires and goals of the current owners. This includes the deviations to allow

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30% tandem (valet) parking spaces within the garage which is shown on the plans. Also included is the deviation to reduce the number of required loading spaces all approved by action on the original approval (UC-0932-06).

Signage is not part of this request. Where shown on plan it is for reference only with a note stating that will be by others.

This application includes the following:

Special Use Permit:

- 1) Allow a Night Club (with an associated Day Club).
- 2) **Deviations to Development Standards:**
 - a. Permit and include all other Deviations as shown per Plans on file.
 - b. Allow alternative landscaping and pedestrian realm along the street frontage (Las Vegas Boulevard South).
 - c. Allow alternative landscaping and pedestrian realm along the street frontage (Elvis Presley Boulevard).
 - d. Allow access from (future) the exterior and not through the primary (main doors) means of access to the Resort.

Justification:

The request for the Night Club (associated Day Club) is to allow the use and any future revisions that may result in different access to the area. As designed the Night Club with its associated Day Club is located on the upper level of the podium and both as designed are only accessed from the interior of the Resort. This request will allow for future options similar to that of other Night Clubs in other Resorts and is as a reasonable request. The application is also to allow deviations to design standards as depicted per the plans on file. The Deviation requests are appropriate for and compatible with the area and as allowed for other Resort Hotels on the Las Vegas "Strip" and will result in the completion of the project as modified. The deviations requested are necessary to allow the re-design of the site with the imperative aim to provide enhancements to the design of the building, the adjacent street frontages and result in the completion of the Resort. The completion of the Resort will enhance this portion of Las Vegas Boulevard South and bring more synergy to the northern portion of the Las Vegas "Strip."

3) Waiver/s of Development Standards:

Reduce the required setback to the right-of-way for proposed bollard along the street frontage (Las Vegas Boulevard South) to "zero" feet where a 10 foot setback is the standard.

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Justification:

This request is to allow the installation of bollards along the street frontage to match the other bollards installed by the County. This application is necessary because the bollards will be installed as part of the installation and construction of the landscaping and completion of the pedestrian realm along the street frontage by the Applicant and not the County.

4) Design Reviews:

Proposed revisions for the most recent modification, changes, and approval for the Resort Hotel by action on (DR-19-0428) as follows:

North Façade: This portion was partially completed. The proposed plans depict a re-design of the porte cochere and northern low and mid-rise portions of the building to complete the façade (please see comparison notes and plans for details). This change includes the shape and material (steel and aluminum panels).

South Façade: This portion was substantially completed. The proposed plans depict material and colors for the completion of façade, landscaping, and pedestrian realm which are a revision and modification of the 2019 approval. The bridge connection to the south, across Elvis Presley Drive to the Las Vegas Convention Center site is removed with this request and plans. The materials and colors will revert to the original approvals with additional enhancements (please see comparison notes and plans for details).

East Façade: This façade was substantially completed; the design and materials will not change. All the glass that popped out are being replaced with the same color schemes and will remain as previously approved in 2008.

West Façade: This portion was partially completed. The proposed plans depict material and colors for the completion of façade, landscaping, and the pedestrian realm which are revisions and modifications of the 2019 approval. The materials and colors will revert to the original approvals with additional enhancements (please see comparison notes and plans for details).

The modifications and revisions as proposed will allow the completion of the approved and partially completed Resort. The revisions and modification do not significantly change the original approvals or the 2019 modifications. The project as previously approved and as modified/revised complies with two Primary goals and associated policies outlined in the recently adopted Master Plan for development in Entertainment Mixed-Use land use category. The Resort Hotel complies with Goal 4.1, Policy 4.1.7 for its location on Las Vegas Boulevard South the conformance to the Complete Street design which includes a 25 foot wide minimum pedestrian realm; Goal 4.2. with Policies 4.2.3, 4.2.4 for a design that preserves the right-of-way

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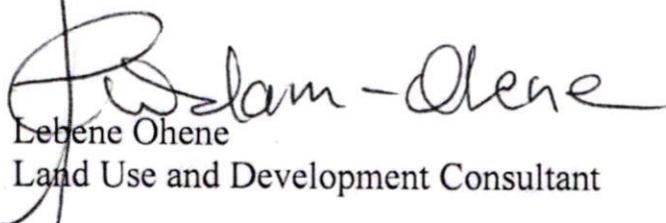
width required for Las Vegas Boulevard South, and access management requirements by providing only one vehicular access on Las Vegas Boulevard South and one main and secondary access and an emergency access on Elvis Presley Boulevard. Finally, the Resort complies with Goal 5.1 which encourages the diversification of economic base to enhance resilience including policies 5.1.1, 5.1.3 and 5.1.5.

The requested uses, changes, and modifications proposed will allow the completion of the Resort which is an appropriate and compatible with existing uses in the immediate and adjacent areas and along the Las Vegas "Strip." The completion of the project will further enhance the characteristic and aesthetics of the general area and site and contribute to bringing more pedestrians, customers, and guests to the northern portion of Las Vegas Boulevard South, create and bring more synergy of this portion of "The Strip."

We appreciate your review, consideration and positive recommendation of the application as submitted. Please contact me at 702-598-1429 if you have questions or clarification of the submittal.

Sincerely,

BROWN, BROWN & PREMSRIRUT


Lebene Ohene
Land Use and Development Consultant

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LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

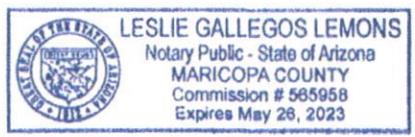
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	PROPERTY OWNER NAME: <u>D W W SAHARA, LLC</u> ADDRESS: <u>1645 VILLAGE CENTER CIRCLE #170</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>949-503-3400</u> CELL: <u>949-307-6883</u> E-MAIL: <u>cgriffin@loganam.com</u>
	APPLICANT NAME: <u>TOYOTA OF LAS VEGAS DWW SAHARA, LLC</u> (PB) ADDRESS: <u>3255 EAST SAHARA AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>949-503-3400</u> CELL: <u>949-307-6883</u> E-MAIL: <u>cgriffin@loganam.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>PETYA BALOVA P.E., BALOVA ENGINEERING PLLC</u> ADDRESS: <u>7595 WEST AZURE DRIVE, SUITE 140</u> CITY: <u>las vegas</u> STATE: <u>nv</u> ZIP: <u>89130</u> TELEPHONE: <u>702-682-1706</u> CELL: <u>702-682-1706</u> E-MAIL: <u>petya@balovaengineering.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-12-502-011
 PROPERTY ADDRESS and/or CROSS STREETS: 3255 EAST SAHARA AVE, LAS VEGAS NV 89104
 PROJECT DESCRIPTION: PARKING/AUTO STORAGE ADJACENT TO EXISTING AUTO DEALERSHIP

(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.

 _____
 Property Owner (Signature)* Judy Francis
 Property Owner (Print)

STATE OF Arizona
 COUNTY OF Maricopa
 SUBSCRIBED AND SWORN BEFORE ME ON August 17, 2021 (DATE)
 By _____
 NOTARY PUBLIC: Leslie Gallegos Lemons



*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.

APR-21-101248



November 10, 2021

Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas, NV 89155

Re: TOYOTA OF LAS VEGAS
PARKING LOT AND VEHICLE DISPLAY
APN 162-12-502-011

The purpose of this letter is to request design review and waivers of development standards for a parking lot in conjunction with an existing auto dealership. The current Clark County zoning classification of the parcel is C-2 (General Commercial) and is designated as CG (Commercial General) in the Planned Land Use. A prior land use application (WS-0104-16) was approved with conditions as per the NOFA. The parcel was not improved at that time and the permit expired. They wish to reinstate the land use process and go forward at this time.

We are requesting the following:

DESIGN REVIEW

The proposed parking lot will be located on a 2.2-acre portion of a 4.26-acre parcel, located to the east of the existing Toyota of Las Vegas Dealership located on Sahara and Glen. Both are public right-of-way streets with full offsites. The project proposes a commercial driveway, adding approximately 26 feet of wrought iron fence along the eastern property line. This will be constructed in such a manner as to improve security and visibility to the site as well as to maintain visibility along the roadway. Access will also be restricted by jersey rails or a chainlink fence on site, along the south side of the paved area. An approximately 24" flood wall will be constructed along back of sidewalk.

250-spaces of paved parking with area lights to match the existing lights in the existing lot will be constructed. The parking lot will be used for storage of inventory only. Parking analysis is included on the attached Site Plan. Access will be restricted by swing arms, setback approximately 50 feet from the right-of-way line on Glen Avenue. They will be equipped with lock box and will remain closed at all times except when driveway is used for vehicle deliveries. Customers will have no access to the storage yard.

Prior land use applications: (WS-0690-08, WS-0104-16) were approved for a similar request but the east parcel was not developed per plans and the permits expired. Previous to that (WS-0690-08) land use process the site was intended to be developed as a portion of the mini warehouse and retail area located to the east of the property. This has led to a number of unintentional utility easements encumbering the portion of the property adjacent to the street (as shown on the site plan).

WAIVERS OF DEVELOPMENT STANDARDS :

1. Parking lot landscaping
2. Street landscaping as required
3. Trash enclosure
4. Throat depth
5. Departure distance

1. We are requesting waivers to the Development Code regarding landscaping requirements: The street buffer and the onsite landscaping islands in the parking areas. As shown on the attached site plan, there are a number of existing utility easements (as noted prior) in place, underlaying the area generally utilized as a landscape buffer. Due to the extensive utility easements in place, LVVWD staff requested that we avoid any trees in the area and minimize shrubs and restrict the landscape to decorative rock and native grasses to avoid root damage issues or potential for damage to existing utilities with the landscape install process.
2. We are asking for a six-foot buffer to be installed, using decorative rock. As this will be a nonpublic storage area for presale automobiles, we are requesting to continue the waivers previously granted for not requiring the standard parking lot landscaping islands. The last notice of final action dated April 13, 2016 allowed both this and the use of non organic landscaping buffer to the street side of the parcel. We ask to continue this on the request as well.
3. Trash enclosure is not needed here because one has been provided on the main lot.
4. The subject lot will be used for vehicle inventory and the gate, which is offset 50 feet will remain closed.
5. A departure distance of 88 feet, where 190 feet is required. Justification: unique configuration of the intersection, large corner radius, and sight visibility provided

If you require further information, please feel free to contact me at (702) 682-1706.

Sincerely,

Petya Balova

Petya Balova, P.E.

Balova Engineering