



Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, Nv 89142

February 8, 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 January 11, 2022. (For possible action)
- IV. Approval of the Agenda for February 08, 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-22-0021-LV – PCPS, LLC & LV – AM, LLC:**
USE PERMIT for deviations as shown per plans on file in conjunction with a resort hotel (Sahara).
DEVIATIONS for the following: **1)** reduced setbacks; **2)** reduce separation between animated signs; **3)** increase the number of directional signs; **4)** increase the area of directional signs; and **5)** deviations as shown per plans on file.
WAIVER OF DEVELOPMENT STANDARDS to permit roof signs.
DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign plan for a resort hotel (Sahara); **2)** increase the area of freestanding signs; **3)** increase the area of wall signs; **4)** increase the area of hanging signs; **5)** increase the number of animated signs; **6)** increase the area of animated signs; and **7)** decorative entry feature on 17.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southeast corner of Las Vegas Boulevard South and Sahara Avenue within Winchester. TS/md/jo (For possible action). 03/03/22 BCC
- VII. General Business
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council’s jurisdiction will be held. No 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: February 22, 2022.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Winchester Community Center: 3130 S McLeod Dr., Las Vegas, NV 89121
<https://notice.nv.gov>



Winchester Town Advisory Board

January 11, 2022

MINUTES

Board Members:	Robert O. Mikes, Jr. – Chair – Excused John Delibos – Present Judith Siegel – Present Patrick Becker - Present
Secretary:	Victoria Bonner, 702-335-9205 victoriabelleb@gmail.com
Town Liaison:	Beatriz Martinez 702-455-0560 beatriz.martinez@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions
Beatriz Martinez; Town Liaison; Planning. The meeting was called to order at 6:00p.m.

II. Public Comment
None

III. Approval of December 14, 2021 Minutes

Moved by: Delibos
Approve with correction of Mr. Becker's last name corrected on item #3.
Vote: 3-0 Unanimous

IV. Approval of Agenda for January 11, 2022

Moved by: Delibos
Move NDOT presentation from General Business to Informational items.
Vote: 3-0 Unanimous

V. Informational Items

1. NDOT presentation on I-11 PEL

VI. Planning & 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

Hold item for 30 days
Moved By- Delibos
Vote: 3-0

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) 02/02/22 BCC

Approve with staff conditions
Moved By- Siegel
Vote: 3-0

VII. General Business

Neighborhood meeting on previous item on Wednesday, January 12, 2022

VII. Public Comment

Residents commented on homeless issue in Winchester area.

VIII. Next Meeting Date

The next regular meeting will be January 25, 2022

IX. Adjournment

The meeting was adjourned at 6:53 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., FEBRUARY 8, 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)

03/02/22 BCC

2. **UC-22-0021-LV – PCPS, LLC & LV – AM, LLC:**
USE PERMIT for deviations as shown per plans on file in conjunction with a resort hotel (Sahara).
DEVIATIONS for the following: **1)** reduced setbacks; **2)** reduce separation between animated signs; **3)** increase the number of directional signs; **4)** increase the area of directional signs; and **5)** deviations as shown per plans on file.
WAIVER OF DEVELOPMENT STANDARDS to permit roof signs.
DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign plan for a resort hotel (Sahara); **2)** increase the area of freestanding signs; **3)** increase the area of wall signs; **4)** increase the area of hanging signs; **5)** increase the number of animated signs; **6)** increase the area of animated signs; and **7)** decorative entry feature on 17.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southeast corner of Las Vegas Boulevard South and Sahara Avenue within Winchester. TS/md/jo (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 Section 30.64.030 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 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 the subject 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; however, since staff does not support the design review, staff does not support this request.

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; however, since staff does not support the design review, staff does not support this request.

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

Denial.

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

SIGNAGE
(TITLE 30)

LAS VEGAS BLVD S/SAHARA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0021-LV – PCPS, LLC & LV – AM, LLC:

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WAIVER OF DEVELOPMENT STANDARDS to permit roof signs.

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Generally located on the southeast corner of Las Vegas Boulevard South and Sahara Avenue within Winchester. TS/md/jo (For possible action)

RELATED INFORMATION:

APN:
162-09-502-001

DEVIATIONS:

1.
 - a. Reduce the front setback from a future property line and right-of-way line along Las Vegas Boulevard South to zero feet where a minimum of 10 feet is required per Table 30.40-7 and Section 30.56.040 (a 100% reduction).
 - b. Reduce the required special setback for Las Vegas Boulevard South to zero feet where 10 feet from the future property line is required per Section 30.56.060 (a 100% reduction).
 - c. Reduce the required special setback for Las Vegas Boulevard South to zero feet where 25 feet from the future back of curb is required per Section 30.56.060 (a 100% reduction).
2. Reduce the separation between animated signs to 52 feet where a minimum of 100 feet is required per Table 30.72-1 (a 48% reduction).
3. Increase the number of directional signs to 19 where 5 were previously approved and a maximum of 2 are permitted.
4. Increase the overall area of directional signs to 635 square feet where 196 square feet was previously approved and a maximum of 32 square feet is permitted per Table 30.72-1.

5. Permit all other deviations per plans on file.

WAIVER OF DEVELOPMENT STANDARDS:

Permit 2 roof signs where roof signs are not permitted per Chapter 30.72.

DESIGN REVIEWS:

1. Modifications to an approved comprehensive sign plan in conjunction with an existing resort hotel (Sahara).
2. Increase the overall freestanding sign area to 20,058 square feet where 19,400 square feet was previously approved.
3. Increase the overall wall sign area to 76,204 square feet where 73,279 square feet was previously approved and a maximum of 36,870 square feet is permitted per Table 30.72-1.
4. Increase the area of hanging signs to 262 square feet where 202 square feet was previously approved.
5. Increase the number of animated signs to 5 where 3 were previously approved.
6. Increase the overall area of animated signs to 12,196 square feet where 9,305 square feet was previously approved.
7. Decorative entry feature.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2535 Las Vegas Boulevard South
- Site Acreage: 17.5
- Project Type: Amended comprehensive sign plan
- Sign Height (feet): 40 (freestanding sign)
- Height (feet): Up to 31 (decorative entry feature)

Site Plan & Request

This is a request for revisions and additions to a previously approved comprehensive sign plan for the Sahara Resort Hotel (formerly the SLS Resort Hotel). DR-19-0417 for an amended comprehensive sign plan was approved by the Board of County Commissioners in July 2019. The application addresses revisions and additions to signs for the entire site consisting of a 2d level podium plus mezzanine and basement, 3 hotel guestroom towers, a multi-level parking structure, and central plant. There are no proposed changes to the location or design of the existing buildings, landscaping, or uses on the site.

Signage

The plans depict a proposed entry feature measuring 31 feet in height, consisting of a decorative archway with a hanging sign, located at the southwest corner of the project site. The decorative archway is supported by 2 painted EIFS columns with a bronze and brass metal trim. The archway itself is constructed with a decorative metal screen, bronze frame and brass metal trim

with sparkling pin lights. The decorative metal archway is set back 50 feet from the existing property line and zero feet from the future property line and right-of-way along Las Vegas Boulevard South, necessitating a waiver of development standards. A hanging sign measuring 60 square feet is affixed to the decorative metal archway. Two roof signs (1 existing) are proposed with the current entitlement request and will be located on 2 separate towers. The first roof sign is an existing sign, measuring 1,248 square feet in area and 15 feet in height, and will be relocated from the west roof of the Marra Tower to the north roof of the Blanca Tower. The roof sign is mounted in an east/west direction oriented towards Paradise Road. The second roof sign, measuring 2,220 square feet in area, is proposed for the west elevation of Marra Tower, and is mounted in a north/south direction oriented towards Las Vegas Boulevard South. The 2 roof signs consist of gold face channel letters with LED color changing pucks.

A 2,232 square foot animated sign, consisting of an LED screen, is proposed along the west elevation of the parking garage. The animated sign measures 36 feet in height and is oriented towards Las Vegas Boulevard South. A freestanding, animated sign measuring 40 feet in height measuring 658 square feet in area is located adjacent to Paradise Road and is set back 13 feet from the right-of-way. An additional directional sign, with 133 square feet of directional signage and a maximum height of 20.5 feet, is located at the southwest corner of the project site with a minimum setback of 120 feet from Las Vegas Boulevard South. Additional directional signs measuring 20.5 feet in height, ranging between 71 square feet to 79 square feet, are located within the interior of the project site. An animated sign with digital LED signage, measuring 660 square feet in area, is located above the porte-cochere, which is interior to the project site. A deviation is required as the animated sign on the porte-cochere is less than 100 feet from the existing freestanding, animated sign to the north along Las Vegas Boulevard South. The amended comprehensive sign plan also consists of the following additions: 1) increase the number of freestanding signs to 5 where 4 signs were previously approved; 2) increase the number of wall signs to 27 where 24 signs were previously approved; and 3) increase the number of hanging signs to 19 where 18 were previously approved.

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent Increase	# of Existing Signs	# of Proposed Signs	Total # of Signs
Freestanding*	19,400	658	20,058	4,705	3.4%	4	1	5
Monument	166	0	166	140 (70 Per Sign)	-	4	-	4
Wall*	73,279	2,925	76,204	36,870	4.0%	24	3	27
Directional	196	439	635	160	224.0%	5	14	19
Roof	1,248	2,220	3,468	0	177.9%	1 (Note A)	1 (Note B)	2
Projecting	195	-	195	0	-	1	-	1
Hanging	202	60	262	0	29.7%	18	1	19
Overall Total	94,686	6,302	100,989	41,875	-	57	20	77

*The freestanding and wall signs also contain animation. The details for animated signs are listed below:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent Increase	# of Existing Signs	# of Proposed Signs	Total # of Signs
Animated (video units)	9,305	2,891	12,196	450 (3)	31.1%	2 (Note C)	3 (Note D)	5
Animated (other)	18,300	-	18,300	Per BCC approval	-	4	-	4

- Note A: Existing 1,248 square foot roof sign to be relocated on north face of Blanca Tower.
- Note B: New 2,220 roof sign to be located on west face of Marra Tower.
- Note C: Two existing animated signs on Las Vegas Boulevard South (north end against building and freestanding sign).
- Note D: Two proposed animated signs on Las Vegas Boulevard South (porte-cochere canopy and wall mounted parking garage); plus 1 proposed animated freestanding sign on Paradise Road (total of 3).

Applicant’s Justification

The amended comprehensive sign plan is consistent with the standards of approval for other major resort properties in the H-1 zoning district. The requested signage additions are consistent with Title 30 and the Master Plan. There is no impact to public utilities or services, and the proposal is consistent with standards for approval for similar resort properties. The roof signs are of a scale and construction similar to other resort signage on Las Vegas Boulevard South and remain consistent with other applications on the strip. The proposed freestanding sign located adjacent to Paradise Road is limited to a maximum height of 40 feet. The freestanding sign is screened to the south by an existing parking structure measuring 60 feet in height. All signage lighting is energy efficient LED.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-20-900123	Restaurant addition	Approved by ZA	March 2020
WS-19-0803	Reduced setbacks and permit non-standard improvements within the right-of-way, and design reviews for the renovation of a porte-cochere, water feature, site additions and enhancements	Approved by BCC	November 2019
DR-19-0555	Expansion and renovation of outdoor pool area	Approved by BCC	September 2019
DR-19-0417	Amended a comprehensive sign plan	Approved by BCC	July 2019

Prior Land Use Requests

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1 & C-2	Commercial development
South	Entertainment Mixed-Use	H-1	Undeveloped
East	Entertainment Mixed-Use	H-1	Parking lot & multiple family residential
West	Entertainment Mixed-Use	H-1	Rock-N-Rio outdoor events facility

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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.

Deviation #1

The applicant is required to dedicate a portion of the property to accommodate a proportionate share of a 200 foot wide right-of-way on Las Vegas Boulevard South according to Title 30 and the Master Plan. Until the dedication of right-of-way occurs, staff has no objection to the proposed reduction in setback from the future right-of-way.

Deviation #2

Staff finds the reduction to the separation between animated signs should have minimal to no impact on the surrounding land uses and properties. The proposed animated sign triggering the

separation reduction is located on the porte-cochere, which is interior to the resort hotel site. The other animated freestanding sign is existing, located to the north of the porte-cochere along Las Vegas Boulevard South. Staff has no objection to this request; therefore, recommends approval.

Deviations #3 & #4

Staff finds the increase to the overall area for directional signage should have no impact on the adjacent properties and surrounding land uses. The increase to the area for directional signage primarily occurs within the interior of the site and along the east side of the property, adjacent to Paradise Road. The proposed directional sign is set back a minimum of 120 feet from Paradise Road and is affixed to the arched entryway of the resort hotel with a minimum vehicular clearing of 14.5 feet. The increased number of directional signs provides greater assistance to visitors when navigating the various entrances and exits to and from the resort hotel. Therefore, staff can support these requests.

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.

Staff finds that the proposed roof signs are intended to enhance the visual appearance of the restaurant while maintaining the aesthetics of the overall high activity environment of Las Vegas Boulevard South and the adjacent resort properties. The roof signs are not visually obtrusive and are compatible with the theme of the resort hotel. The proposed signs are compatible with surrounding developments within the Resort Corridor and will not adversely impact the surrounding area. Similar requests have been approved for other resort hotels and commercial buildings within the Resort Corridor. Therefore, staff can support this request.

Design Reviews

Code allows alternative sign standards for resort hotels if the alternative results in the development having a visual character compatible with adjacent developments. The proposed revisions and additions are compatible with the previously approved sign package and comply with Urban Land Use Policy 20 of the Master Plan, which states that all signage should be compatible with building styles both on-site and surrounding developments. Additionally, the proposed signs are consistent in style and design with the existing signs on-site and are of similar scale as other resort hotels within the immediate area and along Las Vegas Boulevard South. The proposed signs consist of compatible architectural design, style, and color. Staff finds that the revisions and additions to the previously approved sign package will not negatively impact the site. Therefore, staff can support these requests.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DOUG WALTON

CONTACT: DOUG WALTON, 4810 W. UNIVERSITY AVENUE, LAS VEGAS, NV 89103



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

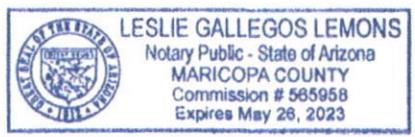
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) 475 <input checked="" type="checkbox"/> DESIGN REVIEW (DR) 675 <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>WS 21-0719</u> DATE FILED: <u>12-13-21</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>1-11-22</u> PC MEETING DATE: <u>2-1-22</u> BCC MEETING DATE: <u>—</u> FEE: <u>\$1,150⁰²</u>
	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)* Julie 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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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	DATE FILED: <u>1/12/22</u> PLANNER ASSIGNED: <u>MND</u> ACCEPTED BY: <u>MND</u> FEE: <u>\$1,825</u> CHECK #: _____ COMMISSIONER: <u>SEGERBLOM</u> OVERLAY(S)? _____ PUBLIC HEARING? Y/N _____ TRAILS? Y/N _____ PFNA? Y/N _____ APPROVAL/DENIAL BY: _____
	PROPERTY OWNER	APP. NUMBER: <u>UC-22-0021</u> TAB/CAC: <u>WINCHESTER</u> TAB/CAC MTG DATE: <u>2/8/22</u> TIME: <u>6:00</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/2/22 @ 9:00</u> ZONE / AE / RNP: _____ PLANNED LAND USE: _____ NOTIFICATION RADIUS: <u>500'</u> SIGN? Y/N _____ LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	APPLICANT	NAME: <u>"Same"</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: <u>193645</u>
	CORRESPONDENT	NAME: <u>Greg Borgel</u> ADDRESS: <u>300 S. Fourth Street, 14th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702 791 8219</u> CELL: <u>702 791 8219</u> E-MAIL: <u>gborgel@fclaw.com</u> REF CONTACT ID #: <u>172242</u>

ASSESSOR'S PARCEL NUMBER(S): 162-09-502-001

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd., South & Sahara Ave.

PROJECT DESCRIPTION: Signage Entitlement Package Addendum

(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.

Paul Hobson
 Property Owner (Signature)*

PAUL HOBSON
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON NOVEMBER 9, 2021 (DATE)
 By PAUL HOBSON

NOTARY PUBLIC: Krystal Dunlap



*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.

JUSTIFICATION LETTER

UC - 22 - 0021

Date: November 9, 2021 (*Revised December 29, 2021; Revised January 10, 2022*)

Project: **SAHARA LAS VEGAS / SIGNAGE ENTITLEMENT ADDENDUM**

This Application is for DESIGN REVIEW for additional signage to the SAHARA Las Vegas located at the SE corner of Las Vegas Blvd. S. and Sahara Ave.

Please refer to the attached 2021 SIGN ENTITLEMENT package prepared by AD ART dated 5/10/2019, and the site plan on Sheet 4, 2021 Entitlement Additions, dated 10/26/2021. For a detailed description and renderings of the proposed signage additions, please also refer to Sheets 29 – 43 of the same package.

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Request for Design Review:

- **Hanging Signage:** A hanging sign with the SAHARA logo is proposed at the new gateway arch into the property from Las Vegas Blvd. Per Table 72-1, hanging signs are permitted in an H-1 district, but limited to 32 sf in area. The proposed hanging sign is an oval configuration 9'-8" x 8'-0" high with an area of approx. 60 sf or as allowed per design review approved by the Board. Vehicular clearance below is 19'-9" where 14'-0" is required. Small LED sparkle lights are also proposed within the gateway entry arch. Refer to elevations on separate sheet. The combination of the hanging signage, construction of the arch and the two pylons are requested for Design Review;
- **Hanging / Directional Signage (IPTD D-E):** One hanging directional sign is located in each of the two existing building arches comprised of two messages each. Each hanging sign (2'-6" x 12'-0") has an area of 60 sf inclusive of (2) 30 sf directional signs. Clear height for vehicular traffic is 14'-0". Refer to elevations on separate sheet.
- **Animated Signage (D LED 1):** A digital 62'-0" x 32'-0" animated message / video LED screen of 2232 sf is proposed for the existing parking garage facade (Pages 31, 32, and 41) facing Las Vegas Blvd. Per Table 30.72-1, only one message / video unit is permitted per street for resort hotels PLUS additional message units and animated wall signs as approved by design review approved by the Board.
- **Animated Signage (PCD-1):** The leading edge of the new Porte Cochere canopy facing Las Vegas Blvd. has a series of LED panels arranged in a compound curve configuration. The panels are 3'-2" high by 1'-7" wide for a total of 660 sf and are intended to be used primarily as decorative accent lighting but are capable of being programmed with message unit display. Subject to design review approval, this new animated sign is 52'-1" from the existing free-standing sign to the north. The new LED animated garage wall sign is just over 100' from the south end of the Porte Cochere canopy sign.

Request for Deviations:

- **Animated Signage (PCD-1):** A deviation is being requested to reduce leading edge of the new Porte Cochere canopy signage from 100 feet to 52'-1" between signs;
- **Directional Signage (IPTD A-C):** Three new directional signage bands of varying widths are proposed for the interior of the site spanning across the interior drive aisles upon entering the property from Las Vegas Blvd. Each signage surface is 6'-4" high with a 14'-2" clearance below for vehicular traffic. Per Table 72.1, directional signage has a maximum area of 32 sf per sign x 9 signs (288 sf). The signage extends across the drive aisles and has a blank surface area between directional signs, but the effective signage area for all eight signs is only 283 sf. The additional width is required to span the drive aisles. Refer to elevations on separate sheet;

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Request for Waiver of Development Standards:

- **Roof Sign:** A Waiver of Development Standards is being requested to relocate the existing SAHARA signage from the Marra Tower to the roof of the Blanca Tower for signage visibility to the north. The 1248 sf roof sign (BG-1) will be repositioned in a horizontal format as shown on Pages 4 and 38.
- **Roof Sign:** Similarly, a new 1660 sf SAHARA roof sign (BG-9) is being proposed for the Marra Tower, also in a horizontal format as shown on Pages 4 and 39 and oriented to the west. Both roof signs are of a scale and construction similar to other resort signage on Las Vegas Blvd and remain consistent with other applications on the Strip.

With regard to the new free-standing sign on Paradise Road, the height has been limited to 40' (screened to the south by the existing 60' parking structure) and has a total of 658 sf digital screens for all four sides. (By comparison, the existing SAHARA free-standing pylon sign on LVBS is over four times this height and includes over 11,000 sf of digital screen). This scaled down version of the Paradise free-standing sign has about 1/16 LED signage area of the free-standing sign on LVBS and provides a reasonable signage solution of desirable character for the secondary entry to the property. It is set back 13'-1" from the Right of Way (ROW).

The rest of the signage is primarily for directional purposes within the site and meets the intent of the required development standards.

The 2021 proposed Sign Entitlement Additions are consistent with the standards of approval for other major resort properties within an H-1 zone. The signage deviations and the Waiver of Development Standards for two roof top signs are not unusual requests for resort hotels within the Las Vegas Strip corridor. All signage lighting is energy efficient LED. There is no impact to public utilities or services.

The SAHARA Las Vegas is an iconic Las Vegas resort. It has survived decades of tumultuous change. It has provided a home for, and contributed to, the legendary evolution of Las Vegas. Small in stature compared to the mega-resorts developed in recent years, the SAHARA Las Vegas has been embraced for its historical resilience and is celebrated through its signage.

Construction for this next phase of signage improvements is slated to commence in 2022 upon obtaining all applicable permits and approvals through Clark County Comprehensive Planning and Building & Fire Prevention.

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