



# Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, Nv 89142

December 13, 2022

6:00pm

## AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Victoria Bonner at 02-335-9205.
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/WinchesterTAB>

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

Secretary: Victoria Bonner, 702-335-9205, and [victoria.tabsecretary@gmail.com](mailto:victoria.tabsecretary@gmail.com)  
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Beatriz Martinez, 702-455-0560, and [beatriz.martinez@clarkcountynv.gov](mailto: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 November 8, 2022. (For possible action)
- IV. Approval of the Agenda for December 13, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
  - 1. **UC-22-0591-GEZALYAN ZARUHI & VAHE:**  
**USE PERMIT** to allow vehicle maintenance.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced approach distance; and **2)** reduced departure distance.  
**DESIGN REVIEW** for a vehicle maintenance establishment on 0.6 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Desert Inn Road and Sandhill Road within Winchester. TS/bb/syp (For possible action) 12/07/22 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: December 27, 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

November 8, 2022

## MINUTES

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

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- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions Javier Rojas: Town Liaison; Judith Rodriguez: Planning. The meeting was called to order at 6:00p.m.
- II. Public Comment  
**None**
- III. Approval of October 25, 2022 Minutes  
**Moved by: Dorothy Gold**  
**Approve: Unanimous**  
**Vote: 3-0 Unanimous**
- IV. Approval of Agenda for November 8, 2022  
**Moved by: Dorothy Gold**  
**Approve**  
**Vote: 3-0 Unanimous**
- V. Informational Items
  1. Applications are available until November 15, 2022, for appointments by the Clark County Board of County Commissioners to serve on the (Winchester TAB) for a two-year (2-year) term beginning January 2023.

VI. Planning & Zoning:

1. **SC-22-0571-COUNTY OF CLARK:**

**STREET NAME CHANGE** to change the name of Karen Avenue to Liberace Way between Maryland Parkway and Joe W. Brown Drive. Generally located on the west side of Maryland Parkway and the east side of Joe W. Brown Drive within Winchester. TS/dm/syp (For possible action)

**Approve with staff conditions**

**Moved By John Delibos**

**Vote 2-1**

2. **UC-22-0564-MRC 1 FUNDING CORPORATION:**

**USE PERMITS** for the following: **1)** expand the Gaming Enterprise District; **2)** high impact project; **3)** resort hotel; **4)** resort condominiums; **5)** public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, offices, meeting/convention space, back-of-house areas, and parking structures; **6)** associated accessory and incidental commercial uses, buildings, and structures; **7)** kitchens within guest rooms; and **8)** deviations as depicted per plans on file.

**DEVIATIONS** for the following: **1)** increased building height; **2)** reduce height/setback ratio; **3)** encroachment into airspace; and **4)** all other deviations as shown per plans on file.

**DESIGN REVIEWS** for the following: **1)** a resort hotel with a high rise tower and kitchens in rooms; and **2)** all other accessory and incidental buildings and structures on 14.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Desert Inn Road and Paradise Road within Winchester. TS/gc/syp (For possible action)

**Approve with staff conditions**

**Moved By John Delibos**

**Vote: 3-0**

3. **WS-22-0565-VALDIVIA, SANDRA:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase the front yard hardscape in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Vegas Valley Drive, 820 feet west of Burnham Avenue within Winchester. TS/jgh/syp (For possible action)

**Approve with staff conditions**

**Town Board recommends adding foliage.**

**Moved By John Delibos**

**Vote: 3-0**

4. **ET-22-400115 (ZC-19-0766)-TOP EXPRESS INVESTMENTS, LLC:**

**USE PERMIT FIRST EXTENSION OF TIME** for a daycare.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce landscaping; **2)** trash enclosure; **3)** reduce drive aisle width; and **4)** allow non-standard driveway improvements.

**DESIGN REVIEW** for a daycare on 0.4 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Eastern Avenue, 260 feet south of Golden Arrow Drive within Winchester (description on file). TS/hw/ja (For possible action)

**Town Board suggests holding the application to Town Board meeting on January 10<sup>th</sup> and at the BCC for January 18<sup>th</sup>.**

**Moved By John Delibos**

**Vote: 3-0**

5. **UC-22-0591-GEZALYAN ZARUHI & VAHE:**

**USE PERMIT** to allow vehicle maintenance.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced approach distance; and 2) reduced departure distance.

**DESIGN REVIEW** for a vehicle maintenance establishment on 0.6 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Desert Inn Road and Sandhill Road within Winchester. TS/bb/syp (For possible action)

**Held per applicant to the November 29<sup>th</sup> meeting.**

VII. General Business

**None**

VII. Public Comment

**None**

VIII. Next Meeting Date

**The next regular meeting will be November 22, 2022**

IX. Adjournment

**The meeting was adjourned at 7:04 p.m.**

**ATTACHMENT A  
WINCHESTER TOWN ADVISORY BOARD  
ZONING AGENDA  
TUESDAY, 6:00 P.M., DECEMBER 13, 2022**

12/07/22 BCC

1. **UC-22-0591-GEZALYAN ZARUHI & VAHE:**  
**USE PERMIT** to allow vehicle maintenance.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced approach distance; and 2) reduced departure distance.  
**DESIGN REVIEW** for a vehicle maintenance establishment on 0.6 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Desert Inn Road and Sandhill Road within Winchester. TS/bb/syp (For possible action)

VEHICLE MAINTENANCE  
(TITLE 30)

DESERT INN RD/SANDHILL RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-22-0591-GEZALYAN ZARUHI & VAHE:**

**USE PERMIT** to allow vehicle maintenance.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced approach distance; and **2)** reduced departure distance.

**DESIGN REVIEW** for a vehicle maintenance establishment on 0.6 acres in a C-1 (Local Business) Zone.

Generally located on the northwest corner of Desert Inn Road and Sandhill Road within Winchester. TS/bb/syp (For possible action)

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RELATED INFORMATION:

**APN:**

161-07-402-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the approach distance from a commercial driveway to a street intersection to 58 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 61% reduction).
2. Reduce the departure distance from a street intersection to a commercial driveway to 63 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 67% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3798 E. Desert Inn Road
- Site Acreage: 0.6
- Project Type: Vehicle Maintenance
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 1,728 (no change to existing building area)
- Parking Required/Provided: 9/12

### Site Plan

The plan depicts a vehicle maintenance retail building located on 0.6 acres at the northwest corner of Desert Inn Road and Sandhill Road. The plan shows a 1,728 square foot building in the middle of the property. The 2 existing access driveways closest to the corner will be closed and replaced with landscaping. The northern driveway access from Sandhill Road will be moved slightly farther north, and the western driveway access from Desert Inn Road will be redesigned as a right in only for west bound traffic, and a one-way drive access to the interior of the site. Three roll-up bay doors will allow vehicle access through the building from west to east and exiting onto south bound Sandhill Road. Cross access is shown with the property to the west that would potentially allow for west bound access onto Desert Inn Road or a secondary access to south bound Sandhill Road through another access drive aisle north of the property. The 6 standard parking spaces along the north property line are 17 feet deep, however, the spaces are adjacent to landscape area which can be used for a 2 foot overhang. There is no internal access to or from the shopping center located immediately north of this property and west of the adjacent convenience store property.

### Landscaping

New 15 foot to 23 foot wide landscaping areas are proposed in the area along Sandhill Road and Desert Inn Road. An intense buffer of trees will be provided on the east side of the vehicle maintenance building as a way to screen the bay doors from street view. Twenty-two trees and 176 shrubs are depicted on the landscape plan.

### Elevations

The plans depict a single story building with a variety of architectural details on all sides. The building includes a painted stucco exterior, accent bands, reveal lines, aluminum store front window, wall mounted down lit can lighting, garage roll-up doors with vision windows, and a flat roof. A pedestrian door is located on the north side of the building.

### Floor Plans

The plans depict a 1,728 square foot building with a restroom, utility room, and manager's office. The pedestrian door access is from the north through the utility room. The service bays are located in an open floor area with access to the restroom, utility room, and manager's office.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant is proposing to remove the existing building from this property and construct a new 1,728 square foot vehicle maintenance building with 3 service bays facing east and west. A new one-way driveway will replace the existing 2 driveways along Desert Inn Road. A new driveway will replace the 2 existing driveways along Sandhill Road. Additional landscaping is provided adjacent to Sandhill Road as a buffer for the service bay doors facing the road. Cross access is provided, and traffic will be able to move smoothly into and out of the property. The new driveways, including a one-way driveway from Desert Inn Road, and removal of 2 of the 4 existing access points, will make this site safer for the general public.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-18-900069	Exterior façade changes	Approved by ZA	March 2018
ZC-0190-14 (ET-0080-17)	Extension of time to reclassify to C-2 zoning for a vehicle repair and tire sales facility	Denied by BCC	July 2017
ZC-0190-14	Reclassified from C-1 to C-2 zoning for a vehicle repair and tire sales	Approved by BCC	May 2014

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Corridor Mixed-Use	C-2	Commercial retail
East	Public Use	C-2	Gasoline Station

**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.

The vehicle maintenance use is compatible with the commercial uses in the area. The circulation on the site with cross access to the property to the west, along with the intense landscaping along the street, reduce any potential for negative impacts. Staff supports the proposed request.

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.

Design Review

The proposed access, landscaping, parking, and building location are compatible with adjacent development and development in the area, including buildings, structures, and existing uses. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. Building and landscape materials are appropriate for the area. Elevations, design characteristics,

and other architectural and aesthetic features are harmonious and compatible with development in the area. Staff supports the proposed design.

**Public Works - Development Review**

Waivers of Development Standards

Staff has no objection in the reduction of approach or departure distance for the Sandhill Road and Desert Inn Road driveways. The applicant has placed the driveways as far north and west as the site would allow. The applicant has also made the Desert Inn Road driveway ingress only to help mitigate potential conflicts caused by the reduced departure distance since Desert Inn Road is an arterial street.

**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**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Reconstruct any unused driveways with full off-site improvements.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MEQ HOLDINGS, LLC

**CONTACT:** DIONICIO GORDILLO, 204 BELLE ISLE CT, HENDERSON, NV 89012



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <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"/> 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 #)	<b>STAFF</b>  APP. NUMBER: <u>UC/WS/DR-22-0591</u> DATE FILED: <u>10-18-2022</u> PLANNER ASSIGNED: <u>B98</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>11-29-2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12-21-2022</u> FEE: <u>1,825</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Zaruchi and Vahe Gezalyan</u> ADDRESS: <u>8428 Cora Street</u> CITY: <u>Sunland</u> STATE: <u>CA</u> ZIP: <u>91040</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>MEQ Holdings, LLC</u> ADDRESS: <u>1437 7th Street, #200</u> CITY: <u>Santa Monica</u> STATE: <u>CA</u> ZIP: <u>90401</u> TELEPHONE: <u>(702) 860-0561</u> CELL: <u>(702) 860-0561</u> E-MAIL: <u>rachael@masseq.com</u> REF CONTACT ID #: <u>N/A</u>
	<b>CORRESPONDENT</b>  NAME: <u>Dionicio Gordillo, DG Consultants</u> ADDRESS: <u>204 Belle Isle Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 379-66901</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>

ASSESSOR'S PARCEL NUMBER(S): 161-07-402-003

PROPERTY ADDRESS and/or CROSS STREETS: 3798 E. Desert Inn Road (NWC Desert Inn Road and Sandhill Road)

PROJECT DESCRIPTION: Redevelopment on an infill parcel for a vehicle maintenance facility

(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.

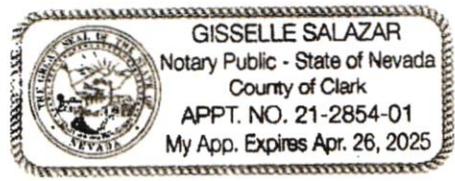
[Signature]  
Property Owner (Signature)\*

V A H E G E Z A L Y A N  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 1<sup>st</sup>, 2022 (DATE)  
By Vahe Gezalyan

NOTARY PUBLIC: Gisselle Salazar



\*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-22-100346

UC-22-0591

**D G Consultants**

**PLANNER  
COPY**

August 8, 2022

Clark County Department of Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

**RE: REVISED - Special Use Permit, Waivers of development standards, and Design Review – Vehicle Maintenance Facility (APN: 161-07-402-003 at 3798 E. Desert Inn Road)**

On behalf of MEQ Holdings, LLC, we are requesting a special use permit, waivers of development standards, and design review for a proposed vehicle maintenance facility. The subject site is 0.6 acres, zoned C-1, and located on the north side of Desert Inn Road and the west side of Sandhill Road. The proposed facility will be a redevelopment of a small infill parcel that is irregular shaped. The original construction date of the existing building, which will be demolished, is 1967.

### **Special Use Permit**

The proposed project requires a special use permit in the C-1 zoning district. The request is entirely consistent with the intent of the C-1 zoning district and Corridor Mixed-Use (CM) land use designation and in compliance with several Goals and Policies contained within the Clark County Master Plan. The C-1 zoning district is intended to provide for the development of retail business uses or personal services and to serve as a convenience to neighborhoods and limited local markets typically on a site less than 10 acres. The proposed development is in full compliance with the recently adopted Corridor Mixed-Use (CM) land use category. As stated in the Clark County Master Plan, the primary land uses with the CM land use designation include, in part, mix of retail, restaurants, offices, service commercial and other professional services. The intent and characteristics of the category include encouraging the reinvestment in or redevelopment of auto oriented centers to diversify the mix and intensity of uses along major corridors. Some key considerations of the land use category include, in part, appropriate mix of uses, compatibility with existing neighborhoods, and overall site design. Therefore, the submitted plans are entirely consistent and fully compliant with the intent, characteristics, and key considerations of the CM land use category.

Certain prescribed uses require performance measures to mitigate possible negative impacts of the use. The proposed facility fully complies with all required conditions for the use as prescribed in Title 30. Since the site is small and irregular in shape, there is no functional manner in which to design the building so that the vehicle bays do not face either Desert Inn Road or Sandhill Road, both of which are collector streets. However, Desert Inn Road appears to be the more heavily traveled corridor so we designed the site so that the bays face Sandhill Road. In doing so, we also designed a greater width of street landscaping along Sandhill Road to visually obscure and screen the bays from the street. Title 30 requires a 15 foot wide landscape area and the proposed site plan depicts a 23 foot wide landscape area which effectively screens the bays. We have also added additional trees which are offset from the first row of trees to further visually obscure the bay doors while still in compliance with all required site zone requirements.

### **Waivers of Development Standards**

While the proposed alternatives do not comply with required provisions, it is recognized that individual sites may present unique characteristics, the operation and location of site uses that could be best developed through the application of alternative site development standards which depart from the

requirements of Title 30. 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.

The waivers of standards request are for alternative driveway geometrics for a reduced approach and departure distance for driveways along Desert Inn Road and Sandhill Road. The site currently has four (4) existing pan style driveways. Two of the driveways are immediately adjacent to the intersection and present a safety concern. The applicant has decided to eliminate the two driveways located at the intersection due to the safety issues. The two additional existing driveway locations will not change but rather be reconstructed to comply with current commercial standard driveway design. Since we are redeveloping the site, we must comply with all current development standards inclusive of the Uniform Standard Drawings. As part of our site plan, we have designed the site to provide for a queueing and stacking solution with an entrance only driveway along Desert Inn Road and pavement markings and proposed directional signage to clarify where the queue stacking will occur.

The required departure distance per Uniform Standard Drawing 222.1 is 190 feet and our site plan depicts the reconstructed driveway at its location of **63** feet from the intersection. The intent of the standard is to minimize any potential vehicular conflicts between vehicles turning west on Desert Inn Road and vehicles entering or exiting the driveway along Desert Inn Road. The proposed departure distance is no different from the existing driveways to the south and others in the immediate area with no known adverse impacts. Additionally, there is no functional manner in which to comply with this standard on this infill, irregular shaped parcel and the driveway currently exists at its location and our project is merely reconstructing to provide for a safer and easier access commercial driveway. Finally, our proposed driveway along Desert Inn Road, once reconstructed, will be entrance only so there will be no conflicts with vehicles approaching the driveway and any vehicles exiting the driveway. Therefore, we believe the alternative standard we are proposing, will provide for no site conflicts that will result in no stacking of vehicles within the right-of-way.

The required approach distance per Uniform Standard Drawing 222.1 is 150 feet and our site plan depicts the reconstructed driveway at its current location of **58** feet from the intersection. As with the departure distance, the proposed approach distance is no different from the existing driveways to the south and others in the immediate area with no known adverse impacts. Additionally, there is no functional manner in which to comply with this standard on this infill, irregular shaped parcel and the driveway currently exists at its location and our project is merely reconstructing to provide for a safer and easier access commercial driveway. Therefore, we believe the alternative standard we are proposing, will provide for no site conflicts that will result in no stacking of vehicles within the right-of-way.

### **Design Review**

The applicant is requesting a design review for the site and building design as referenced per plans. The submitted site plan depicts an effective layout of the building, parking areas, circulation, cross access with the parcel to the west, and sensitivity to the heavily traveled street corridors. The scale and intensity of the development, at this location, is appropriate and compatible with existing and planned land uses in the area. The project is well designed and functionally and aesthetically integrated with the surrounding development and land uses through the site design, and landscape elements.

## D G Consultants

The elevations for the proposed buildings consist of multiple surface plane variations to give both vertical and horizontal articulation along with various elements such as stucco siding, accent bands, reveal lines, and other unique and modern materials and features. **The architectural detailing is provided on all sides consistent with the primary/front elevation.**

Therefore, the proposed uses and site location achieve the following: **a)** the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; **b)** the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and **c)** the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for the consideration.

Sincerely,

Dionis Smith

PLANNER  
COPY