

08/20/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0484-PALMS 3D, LLC & SAHARA PALMS, LLC:

WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics in conjunction with an existing multi-family residential development on 13.16 acres in a CR (Commercial Resort) Zone.

Generally located south of Sahara Avenue and west of State Street within Winchester. TS/rg/cv
(For possible action)

RELATED INFORMATION:

APN:

162-10-501-002

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the existing driveway width along Sahara Avenue to 41 feet where 48 feet is the minimum per Uniform Standard Drawing 222.1 (a 15% reduction).
- b. Increase the throat depth distance of an existing driveway along Sahara Avenue to 95 feet where 15 feet is maximum distance from the property line to the median required per Uniform Standard Drawing 222.1 (a 533% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 713 E. Sahara Avenue
- Site Acreage: 13.16
- Project Type: Modified driveway geometrics for an existing multi-family residential development

History & Site Plan

The site is an existing multi-family residential development, and the records indicate the site was constructed in 1962. The site has frontage along Sahara Avenue to the north, State Street to the east, and Liberace Avenue to the south. There is an internal private street (Kendale Street) that runs north to south and is located in the center of the complex. The applicant is proposing to add automated entry gates within the northern driveway of the private street (Kendale Street) adjacent to Sahara Avenue. With this application, the applicant is requesting to reduce the width of the existing driveway on Kendale Street to 41 feet where 48 feet is the minimum required. Lastly, the applicant is requesting to increase the throat depth of the same driveway to 95 feet where 15 feet is the maximum distance. There are existing emergency access gates on the

southern end of the private street which are set back 50 feet from the south property line adjacent to Liberace Avenue.

Applicant’s Justification

The applicant is requesting to decrease the existing driveway width, because the existing Kendale Street is 41 feet wide. Widening of Kendale Street would incur major construction expenses and would affect the existing site drainage on Kendale Street and the adjoining apartment buildings. The other requested waiver is to exceed the driveway throat depth distance to 95 feet from the lip of the median to the property line (adjacent to Sahara Avenue). The increase in the distance between the property line and the edge of the median would prevent conflict with traffic access from the Sahara Avenue entrance to the front office parking lot that is parallel to the street.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400087 (UC-0446-17)	Extension of time for a high impact project with restaurant and other similar uses, multi-family residential and commercial uses	Approved by BCC	September 2020
ADET-19-900477 (UC-0446-17)	Administrative extension of time for a high impact project with restaurant and other similar uses, multi-family residential and commercial uses - expired	Approved by ZA	July 2019
UC-0446-17	High impact project with restaurant and other similar uses, multi-family residential and commercial uses - expired	Approved by BCC	September 2017
UC-1142-07 (ET-0012-12)	Second extension of time for resort condominium project and to increase building height - expired	Approved by BCC	March 2012
UC-1142-07 ET-0019-10	First extension of time for resort condominium project and to increase building height - expired	Approved by BCC	March 2010
UC-1142-07	Resort condominium project - expired	Approved by BCC	February 2008
DR-0785-04	Exterior modifications to an existing apartment complex	Approved by BCC	June 2004
UC-0182-81	High rise tower for condominium units and commercial space - expired	Approved by PC	November 1981

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	C-1	Retail
South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential attached development
East	Corridor Mixed-Use	CG	Shopping center

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Entertainment Mixed-Use	CG & CR	Retail & multi-family residential development

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the uses of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Public Works - Development Review

Waiver of Development Standards

The applicant worked with staff to redesign the driveway with an alternative turnaround that should provide adequate space and visibility for vehicles to make a full turnaround. Therefore, staff has no objection to the reduced driveway widths and increase in distance to median.

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:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Traffic study and compliance.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: OSCAR O'KEEFE

CONTACT: OSCAR O'KEEFE, 2256 SAVANNAH RIVER STREET, HENDERSON, NV
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