

11/17/21 BCC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

WILBUR CLARK DI EAST RD/LAS VEGAS BLVD S

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0575-TISHMAR, LLC:

USE PERMIT to allow an accessory structure prior to the construction of a principal structure.

DESIGN REVIEW for an accessory structure on a portion of 16.2 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Las Vegas Boulevard South and the south side of Wilbur Clark DI East Road within Winchester. TS/md/jo (For possible action)

RELATED INFORMATION:

APN:

162-09-403-004 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 16.2 (portion)
- Project Type: Accessory structure
- Number of Stories: 1
- Accessory Structure Height (feet): 51
- Square Feet (structure area): 3,249

Site & Landscape Plans

The plans depict a proposed accessory structure located behind a landscape area at the northeast corner of the project site, immediately adjacent to Wilbur Clark DI East Road and Las Vegas Boulevard South consisting of trees, shrubs, and groundcover. The landscape plans for this portion of the project site, WS-21-0465, was approved by the Board of County Commissioners on October 20, 2021. The accessory structure is set back 60 feet from the north property line, adjacent to Wilbur Clark DI East Road and 45 feet from the east property line along Las Vegas Boulevard South. The structure is set back 139 feet from the intersection of Wilbur Clark DI East Road and Las Vegas Boulevard South, as measured from a 45 degree angle. The structure will be located behind a landscape berm area with a 6 foot high landscape hedge screen, and directly in front of large, potted palm trees.

Elevations

The structure measures 51 feet in height with an overall area of 3,249 square feet. The structure depicts the logo “Wynn”, oriented towards the intersection of Wilbur Clark DI East Road and Las Vegas Boulevard South. The structure will consist of brown aluminum can letters with LED bulbs to emulate the existing lighted “Wynn” logo at the top of the Wynn Las Vegas Hotel tower.

Applicant’s Justification

The applicant states the structure will provide an additional enhancement to the proposed landscape upgrades associated with WS-21-0465. The structure will not include any commercial messages and will be a visual enhancement to the Clark County business and tourism community.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0465	Landscape improvements and increased finished grade	Approved by BCC	October 2021
AR-19-400154 (UC-18-0784)	First application to review a temporary parking lot - expired	Approved by BCC	January 2020
UC-18-0784	Temporary parking lot and waived landscaping along right-of-way, including Fashion Show Drive - expired	Approved by BCC	November 2018
UC-18-0592	Temporary parking lot on an adjacent parcel to the west - expired	Approved by BCC	September 2018
ET-18-400113 (UC-0045-16)	First extension of time to commence the expansion of the Gaming Enterprise District	Approved by BCC	June 2018
ET-18-400092 (UC-0492-15)	First extension of time to commence a high impact project/resort hotel (Alon)	Approved by BCC	June 2018
AG-0744-16	Performance Agreement and Decommissioning Plan	Accepted by BCC	October 2016
UC-0045-16	Expansion of the Gaming Enterprise District	Approved by BCC	April 2016
UC-0492-15	High impact project/resort hotel (Alon)	Approved by BCC	October 2015
UC-0491-15	Offices within an existing modular building	Approved by BCC	September 2015
UC-0013-12	Temporary offices within an existing modular building - expired	Approved by BCC	March 2012
UC-0471-11	Art gallery with retail sales and an outdoor display area - expired	Approved by PC	November 2011
WS-0301-10	Reduced setbacks for a temporary fence and increased fence height in conjunction with an approved resort hotel - expired	Approved by BCC	August 2010
UC-1378-07	Resort hotel (The Plaza) - expired	Approved by BCC	March 2008

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0944-06	Modular building for a temporary sales center in conjunction with Trump Tower	Approved by PC	August 2006
UC-1476-04	Temporary sales center in conjunction with Trump Tower - expired	Approved by BCC	September 2004
WS-1084-04	Application for a temporary off-site parking lot for the Venetian Resort Hotel - expired	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Resorts World Resort Hotel
South	Commercial Tourist	H-1	Undeveloped
East	Commercial Tourist	H-1	Wynn & Encore Resort Hotels
West	Commercial General & Commercial Tourist	H-1 & M-1	Commercial developments, Trump Hotel, & parking lot

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 Comprehensive 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.

Use Permit & Design Review

Staff finds the proposed accessory structure will have minimal to no impact on the surrounding land uses and properties. The accessory structure will complement the future landscape improvements, if approved, on the project site and will improve the aesthetics of the streetscape and the Resort Corridor. Therefore, staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WYNN DESIGN AND DEVELOPMENT

CONTACT: WYNN DESIGN AND DEVELOPMENT, 734 PILOT ROAD, LAS VEGAS, NV
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