



Winchester Town Advisory Board

September 25, 2018

MINUTES

Board Members:	Kenneth Dayton – Chair – EXCUSED Judith Siegel – Vice Chair – EXCUSED Robert O. Mikes, Jr. – PRESENT	John Delibos – PRESENT Roxana Valladeres – PRESENT
Secretary:	Tamara Williams (702) 455-0560 TGW@ClarkCountyNV.gov	
Town Liaison:	Tamara Williams (702) 455-0560 TGW@ClarkCountyNV.gov	
Planner:	Rob Kaminski	

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:00 p.m.

II. Public Comment
None

III. Approval of September 11, 2018 minutes with change on Planning & Zoning item #3 removing “unanimous.”

Moved by: Robert O. Mikes

Action: Approved subject minutes as recommended

Vote: 3-0/ Unanimous

Voting Aye: Robert O. Mikes, Jr., John Delibos and Roxana Valladeres

Voting Nay: None

IV. Approval of Agenda for September 25, 2018

Moved by: Robert O. Mikes

Action: Approved

Vote: 3-0/ Unanimous

Voting Aye: Robert O. Mikes, Jr., John Delibos and Roxana Valladeres

Voting Nay: None

V. Informational Items

1. Announcement of upcoming neighborhood meetings and County or community meetings and events. (For discussion)
None.

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager

VI. Planning & Zoning

10/03/18 BCC

1. **WS-18-0703-SAIA GABRIEL GOMES JR. REV LIV TR:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) Increase wall sign area; 2) allow a marijuana dispensary as the only business advertising on a freestanding sign; 3) allow roof signs where not permitted; and 4) allow an electronic or animated sign (graffiti wall) where not permitted in conjunction with an approved dispensary and retail marijuana facility.
DESIGN REVIEWS for the following: 1) wall signs; 2) a freestanding sign; 3) roof signs (lotus flowers); and 4) electronic sign (graffiti wall) on 9.2 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester. CG/mk/ja (For possible action)

Moved by: John Delibos

Action: Approved

Vote: 3-0/ Unanimous

Voting Aye: Robert O. Mikes, John Delibos and Roxana Valladeres

Voting Nay: None

VII. General Business
None.

VIII. Public Comment
Tamara Williams asked the board if they wanted to add an audio/visual system to their budget requests so applicants have the ability to show video presentations.

IX. Next Meeting Date
The next regular meeting will be on Tuesday, October 9, 2018

X. Adjournment

XI. **The meeting was adjourned at 6:19 p.m.**

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., OCTOBER 9, 2018**

11/06/18 PC

1. **UC-18-0748-LEONARDI PROPERTIES:**
USE PERMIT for personal services (tanning salon) within an existing commercial and industrial complex on 1.5 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the west side of Sammy Davis Jr Drive, 750 feet south of Circus Circus Drive within Winchester. CG/rk/ja (For possible action)

2. **WS-18-0747-CASA VEGAS APARTMENT HOMES:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing condominium development on 15.3 acres in an R-4 (Multiple Family Residential - High Density) (AE-60) Zone in the MUD-4 Overlay District. Generally located on the south side of Vegas Valley Drive and the east side of Casa Vegas Street within Winchester. CG/pb/ja (For possible action)

11/07/18 BCC

3. **ZC-18-0732-CIRCUS CIRCUS CASINOS, INC.:**
ZONE CHANGE to reclassify 44.2 acres from RVP (Recreational Vehicle Park) Zone, C-2 (General Commercial) Zone, and H-1 (Limited Resort and Apartment) Zone to H-1 (Limited Resort and Apartment) Zone.
USE PERMITS for the following: **1)** a convenience store; **2)** alcohol sales, liquor - packaged only; and **3)** deviations as shown per plans on file.
DEVIATIONS for the following: **1)** deviations to development standards for existing developments; and **2)** all other deviations as depicted per plans on file in conjunction with an existing resort hotel (Circus Circus) in the MUD-1 Overlay District. Generally located on the east side of Sammy Davis Jr Drive and the north side of Circus Circus Drive within Winchester (description on file). CG/gc/ja (For possible action)

11/06/18 PC AGENDA SHEET

PERSONAL SERVICE (TANNING SALON) SAMMY DAVIS JR DR/CIRCUS CIRCUS DR
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0748-LEONARDI PROPERTIES:

USE PERMIT for personal services (tanning salon) within an existing commercial and industrial complex on 1.5 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District.

Generally located on the west side of Sammy Davis Jr Drive, 750 feet south of Circus Circus Drive within Winchester. CG/rk/ja (For possible action)

RELATED INFORMATION:

APN:

162-09-203-006

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 2947 Sammy Davis Jr Drive
- Site Acreage: 1.5
- Project Type: Tanning Salon
- Number of Stories: 1
- Square Feet: 1,760 (lease space)
- Parking Required/Provided: 64/64

Site Plan

The request is for a tanning salon within an existing commercial/industrial complex. The existing building is constructed in a "C" shape with the building located along the north, west, and south sides of the property. Parking is located in the area between the building sections in the center of the site. Access to the site is from 2 existing driveways from Sammy Davis Jr Drive. The tanning salon is located within a lease space on the northeast end of the complex. The front of the lease space faces south toward Sammy Davis Jr Drive.

Landscaping

No changes to the existing landscape area are proposed or required with this application. There are existing landscape areas consisting of palm trees, shrubs, and ground cover adjacent to Sammy Davis Jr Drive.

Elevations

The building is 1 story with a flat roof behind a parapet wall. The exterior of the building has stucco finished walls, stone accents, and store front windows.

Floor Plans

The tanning salon is located in a 1,760 square foot lease space on the northeast corner of the complex. The tanning salon will consist of a reception area, 5 tanning bed rooms, shower, restrooms, and an employee breakroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the center has had two personal services (beauty salon) approved in the past and the business owner would like to re-establish this use upon the property. The applicant is a currently licensed business owner who has not had any issues with local government since opening for business in 2016. The only reason the business is moving to this location is because the current location on Convention Center Drive was purchased and is being demolished for expansion of the convention center. The business will serve tourists as well as local casino employees on days, nights, and swing shifts. The hours of operation will be from 9:00 a.m. to 11:00 p.m. The applicant believes this site is a good location for a tanning salon.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0979-14	Allowed an on-premises consumption of alcohol establishment (supper club) – expired	Approved by PC	February 2015
UC-0539-14	Beauty salon within an existing industrial/commercial complex - expired	Approved by PC	August 2014
UC-0444-05	Allowed retail and office uses within a commercial and industrial development with a waiver of development standards to reduce parking	Approved by PC	May 2005
UC-1307-04	Beauty salon within an existing industrial/commercial complex - expired	Approved by PC	September 2004

* Numerous administrative design review applications have been approved on the site for outcall promoters.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-1	Warehouse buildings & manufacturing uses
South	Commercial General	C-2 & M-1	Retail uses, warehouse buildings, & manufacturing uses
East	Commercial Tourist	H-1	Circus Circus & Resorts World Resort Hotels
West	City of Las Vegas	M	Warehouse buildings & manufacturing uses

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

Staff finds similar uses have been approved on the property in the past and the proposed use is compatible with the surrounding area. The tanning salon will be located in a building that is already operating and approved for retail and office uses. Therefore, staff can support this request.

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 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)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TSR, LLC

CONTACT: BRIAN MORRIS, MORRIS LAW CENTER, 5450 W. SAHARA AVENUE,
SUITE 330, LAS VEGAS, NV 89146

DRAFT

11/06/18 PC AGENDA SHEET

WALL HEIGHT
(TITLE 30)

VEGAS VALLEY DR/CASA VEGAS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-0747-CASA VEGAS APARTMENT HOMES:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing condominium development on 15.3 acres in an R-4 (Multiple Family Residential - High Density) (AE-60) Zone in the MUD-4 Overlay District.

Generally located on the south side of Vegas Valley Drive and the east side of Casa Vegas Street within Winchester. CG/pb/ja (For possible action)

RELATED INFORMATION:

APN:

162-11-310-000

WAIVER OF DEVELOPMENT STANDARDS:

Increase wall height to 8 feet where 6 feet is allowed per Section 30.64.020 (an increase of 33%).

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1405 Vegas Valley Drive
- Site Acreage: 15.3
- Project Type: Increase height of perimeter screen walls and interior fences
- Wall Height: 8 feet

Site Plans

An existing 360 unit apartment complex was converted into a condominium complex in 1972. The site has access to Vegas Valley Drive, Casa Vegas Street, and Serenade Avenue. The plans depict walls up to 8 feet high along the perimeter of the site and fences up to 8 feet high surrounding 3 existing pools distributed throughout the site. No changes are proposed to the existing buildings, drive aisles, parking areas, landscape areas, or other amenities.

Elevations

The plans show existing perimeter block walls between 3 feet, 3 inches high and 5 feet high with wrought iron fencing between 2 feet, 9 inches and 3 feet added, increasing the overall heights of the walls to 6 feet and 8 feet. There are existing 6 foot high wrought iron fences surrounding the pools which will be increased in height to 8 feet. New 6 foot high pedestrian gates and crash gates are being added with this application.

Applicant's Justification

The applicant indicates the increased height is needed to provide more security for the community.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-122-72 & VC-119-72	Converted the existing apartment complex to condominiums and reduced setbacks and parking	Approved by BCC	December 1972

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (from 18 du/ac to 32 du/ac)	R-4	Apartments
South	Commercial General & Office Professional	R-1 & H-1	Offices
East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
West	Commercial General	R-1 & C-2	Sunrise Hospital & offices

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 walls are decorative and in conformance with Urban Land Use Policy 16 of the Comprehensive Master Plan that states, in part, all new perimeter walls and fences should be decorative.

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 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

- Applicant is advised that any fences or walls that are within a sight zone are limited to 2 feet in height and that no increase in height can be approved if the overall height will exceed 2 feet.

Building Department - Fire Prevention

- Applicant shall submit plans for review and approval prior to installing any gates, speed humps, or any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CASA VEGAS ADULT CONDOMINIUM ASSOCIATION

CONTACT: DYLAN YORKE, STREAMLINE CONCEPT, 6935 ALIANTE PARKWAY, SUITE 104-432, NORTH LAS VEGAS, NV 89084

EXISTING RESORT HOTEL
(TITLE 30)

SAMMY DAVIS JR DR/CIRCUS CIRCUS DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-18-0732-CIRCUS CIRCUS CASINOS, INC.:

ZONE CHANGE to reclassify 44.2 acres from RVP (Recreational Vehicle Park) Zone, C-2 (General Commercial) Zone, and H-1 (Limited Resort and Apartment) Zone to H-1 (Limited Resort and Apartment) Zone.

USE PERMITS for the following: **1)** a convenience store; **2)** alcohol sales, liquor - packaged only; and **3)** deviations as shown per plans on file.

DEVIATIONS for the following: **1)** deviations to development standards for existing developments; and **2)** all other deviations as depicted per plans on file in conjunction with an existing resort hotel (Circus Circus) in the MUD-1 Overlay District.

Generally located on the east side of Sammy Davis Jr Drive and the north side of Circus Circus Drive within Winchester (description on file). CG/gc/ja (For possible action)

RELATED INFORMATION:

APN:

162-09-501-001

DEVIATIONS:

1. Deviations to development standards including but not limited to landscaping for portions of the Circus Circus Resort Hotel to remain as currently developed.
2. All other deviations as depicted per plans on file.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 1000 Circus Circus Drive
- Site Acreage: 44.2
- Project Type: Existing resort hotel
- Number of Stories: 1 (existing convenience store)
- Square Feet: 3,693 (existing convenience store)

Site Plan

The is a conforming zone change request from R-V-P, C-2, and H-1 to H-1 zoning for a portion of an existing resort hotel site (Circus Circus). The parcel is currently developed with a recreational vehicle park, convenience store, motel buildings (Circus Circus Manor), a hotel tower (Skyrise Tower), parking garages, a water park, and portions of a concert/event/fairground/live entertainment facility. No changes are proposed to the existing site. The use permits for the convenience store and packaged liquor sales are needed in the H-1 zone per Title 30 requirements, but are for uses that already exist on the site. The convenience store portion of the site is currently zoned C-2. The existing recreational vehicle park will meet all current Title 30 requirements including having sanitary facilities within 400 feet of each recreational vehicle space. The site has street frontage with Sammy Davis Jr Drive to the west, Circus Circus Drive to the south, and Southbridge Lane to the north.

Landscaping

No changes are proposed to the existing landscaping.

Elevations & Floor Plans

The existing convenience store is 3,693 square feet and is within an overall 1 story, 8,245 square foot building. The building is oval shaped with a circus themed roof.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the lack of consistent H-1 zoning across the whole site hinders ultimate site development and would be a hardship and burden upon the development of the Circus Circus site. Furthermore, the use permit requests are to maintain existing uses and licenses on the site, and there have been no issues with the operations of the convenience store and packaged liquor sales.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-400170 (UC-0228-14)	Waiver of conditions of a use permit requiring live entertainment limited from 2:00 p.m. to 1:30 a.m. for music to stop in conjunction with a recreational facility and fairground	Approved by BCC	September 2018
UC-0228-14 (AR-0092-17)	Second application for review of a recreational facility and fairground with live entertainment subject until July 16, 2020 to review as a public hearing	Approved by BCC	September 2017
DR-0548-17	Remodel of an existing motel site (Circus Circus Manor)	Approved by BCC	August 2017
UC-0157-17	3 mobile food venders (food trucks) in conjunction with the water park	Approved by BCC	April 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0228-14 (AR-0038-15)	First application for review of a recreational facility and fairground with live entertainment, which included a waiver of conditions to allow ticket sales at the gate/event site	Approved by BCC	August 2015
UC-0228-14	Recreational facility and fairground with live entertainment which included the northern portion of the subject parcel	Approved by BCC	July 2014
ZC-0694-12	Reclassified portions of this site from R-V-P and H-1 zoning to H-1 zoning for a recreational facility (water park)	Approved by BCC	January 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-M & C-1	Commercial & industrial uses
South	Commercial Tourist	H-1	Portions of Circus Circus Resort Hotel
East	Commercial Tourist	H-1 & U-V	Hilton Grand Vacations timeshare hotel, Sky Las Vegas mixed use development, Travelodge motel, portions of MGM fairgrounds, & undeveloped parcels
West	Business and Design/Research Park & Public Facilities	M-1	Commercial & industrial uses

STANDARDS FOR APPROVAL:

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

Analysis

**Current Planning
Zone Change**

The zone change request to H-1 zoning conforms to the Winchester/Paradise Land Use Plan which designates this site as Commercial Tourist, and is compatible with the existing and planned land uses in the area. The proposed change to H-1 zoning will unify the overall Circus Circus Resort Hotel site with the same H-1 zoning category. Additionally, the uses on the site are consistent with the uses found in the H-1 zone. Urban Specific Policy 27 of the Comprehensive Master Plan encourages the localized areas of Commercial Tourist development to be the prime activity centers in the planning area and where hotels, resort hotels, entertainment uses, general business, professional and public offices, and commercial uses are located. The site is located within the Resort Corridor and an H-1 zoning designation would be consistent and in harmony with Urban Specific Policy 27.

Use Permits & Deviations

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. Staff can support the use permit requests for a convenience store and packaged liquor sales. The uses already exist on the property without any issues, and will bring the uses into compliance with Title 30 requirements. Staff can also support the deviation request to the development standards since the request will allow the site to remain as currently developed, and no changes are proposed for the site. However, the site is expected to comply with Title 30 development standards with future development.

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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the site will need to comply with Title 30 development standards with future development; 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 the use permits and deviations 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: ANTHONY LEONE

CONTACT: GREG BORGEL, 300 S. 4TH STREET, SUITE 1400, LAS VEGAS, NV 89101