



Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr.

Las Vegas, NV 89121

March 26, 2019

6:00 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two 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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Beatriz Martinez at 702-455-0560 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members:

John J. Delibos– Chair
Robert Mikes - Vice Chair
Ken Dayton

Judith Siegel
Roxana Valadares

Secretary:

Victoria Bonner, 702-883-4662, victoriabelleb@gmail.com

County Liaison:

Beatriz Martinez, 702-455-0560, beatriz.martinez@clarkcountynv.gov

- I. Call to Order, Invocation, Pledge of Allegiance, 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 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 Chair or the Board/Council by majority vote.
- III. Approval of Minutes March 12, 2019 (For possible action)

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

IV. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.
None.

V. Planning & Zoning

1. **UC-19-0142-B M HIGHLAND, LLC:**
USE PERMITS for the following: 1) recreational facility (indoor simulated shooting facility) with accessory commercial uses; 2) minor training facility; 3) sporting goods – firearms; and 4) hookah lounge within an existing commercial complex on a portion of 6.7 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the east side of Highland Drive, 700 feet south of Edna Avenue (alignment) within Winchester. TS/jor/ja (For possible action) **PC 04/02/19**
2. **WS-19-0092-CATANES, THOMAS B.:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the side setback for an existing carport in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Palora Avenue, 100 feet east of Talbot Circle within Winchester. TS/dg/ja (For possible action) **PC 04/16/19**

VI. General Business

None.

- VII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/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 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 Chair or the Board/Council by majority vote.

- VIII. Next Meeting Date: April 9, 2019

IX. 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
Fast & Fresh Dry Cleaners: 2548 Desert Inn Rd., Las Vegas NV 89121
United States Postal Services: 2478 E. Desert Inn Rd., Las Vegas, NV 89121
Starbucks: 2412 E. Desert Inn Rd., Las Vegas, NV 89121

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager



Winchester Town Advisory Board

March 12, 2019

MINUTES

Board Members: Kenneth Dayton – PRESENT
Judith Siegel – PRESENT
Robert O. Mikes, Jr. – Vice Chair- EXCUSED
John Delibos –Chsir- PRESENT
Roxana Valladeres- PRESENT

Secretary: Victoria Bonner, 702-883-4662 victoriabelle@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
Steven De Merritt; Planning, Beatriz Martinez, Town Liaison, Victoria Bonner; Secretary. The meeting was called to order at 6:10 p.m.
- II. Public Comment
None
- III. Approval of January 29, 2019 Minutes
Moved by: Delibos
Approve minutes as submitted
Vote: 4-0 Unanimous
- Approval of Agenda for March 12, 2019
Moved by: Delibos
Approve agenda as submitted
Vote: 4-0 Unanimous
- V. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)
None
- VI. Planning & Zoning:

1. UC-19-0142-B M HIGHLAND,AND,LLC:

For the following; **1)** recreational facility (indoor simulated shooting facility) with accessory commercial users; **2)** minor training facility; **3)** sporting goods – firearms; and **4)** hookah lounge within an existing commercial complex on a portion of 6.7 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the east side of Highland Drive,700 feet south of Edna Avenue (alignment) within Winchester. TS/jor/ja **PC 04/02/19** (for possible action)

MOVED BY- Delibos

Hold and combine to next meeting on March 26, 2019.

VOTE: 4-0 Unanimous

IV. General Business
None

VII. Public Comment
None

VIII. Next Meeting Date

The next regular meeting will be March 26, 2019

IX. Adjournment
The meeting was adjourned at 6:13 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., MARCH 26, 2019**

04/02/19 PC

1. **UC-19-0142-B M HIGHLAND, LLC:**
USE PERMITS for the following: **1)** recreational facility (indoor simulated shooting facility) with accessory commercial uses; **2)** minor training facility; **3)** sporting goods – firearms; and **4)** hookah lounge within an existing commercial complex on a portion of 6.7 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the east side of Highland Drive, 700 feet south of Edna Avenue (alignment) within Winchester. TS/jor/ja (For possible action)

04/16/19 PC

2. **WS-19-0092-CATANES, THOMAS B.:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the side setback for an existing carport in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Palora Avenue, 100 feet east of Talbot Circle within Winchester. TS/dg/ja (For possible action)

04/02/19 PC AGENDA SHEET

RECREATIONAL FACILITY, HOOKAH LOUNGE,
& MINOR TRAINING FACILITY
(TITLE 30)

HIGHLAND DR/EDNA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0142-B M HIGHLAND, LLC:

USE PERMITS for the following: 1) recreational facility (indoor simulated shooting facility) with accessory commercial uses; 2) minor training facility; 3) sporting goods – firearms; and 4) hookah lounge within an existing commercial complex on a portion of 6.7 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District.

Generally located on the east side of Highland Drive, 700 feet south of Edna Avenue (alignment) within Winchester. TS/jor/ja (For possible action)

RELATED INFORMATION:

APN:
162-08-707-002 ptn

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 3068 S. Highland Drive
- Site Acreage: 6.7 (portion)
- Project Type: Recreational facility (indoor simulated shooting facility) with accessory commercial uses, minor training facility, sporting goods – firearms, and hookah lounge
- Number of Stories: 1
- Square Feet: 5,000 (lease space)
- Parking Required/Provided: 315/460

Site Plan

The site plan depicts a commercial building centrally located along the west half of a commercial complex. The applicant's lease space has an overall area of 5,000 square feet and is located on the southern end of a 20,000 square foot commercial building facing Highland Drive. Parking is located along the west property line, south property line, and east of the applicant's building. Access to the site is located via driveways along Highland Drive. A previously approved use permit (UC-0028-16) allowed the applicant to operate the establishment with the following uses: recreational facility (indoor simulated shooting facility) with accessory commercial uses, minor

training facility, and a hookah lounge with 1 year to review. Since the applicant did not complete the review process, the applicant is reapplying for the same use permits with the addition to allow sporting goods – firearms within the establishment.

Landscaping

Landscaping is located throughout the site. No additional landscaping is proposed or required with this request.

Elevations

The photos depict a 1 story commercial building with exterior finishes which consist of cream and slate blue colored exterior paint. Landscape planters and parking stalls are adjacent to the front of the building. The lease spaces consist of maroon aluminum storefront windows and doors which face Highland Drive.

Floor Plans

The floor plan depicts a reception area, restrooms, conference room/retail area, offices, breakrooms, hookah lounge areas with a snack bar, storage room, and a training area. The applicant is proposing to install a grid rack on the north and west facing walls of the conference room/retail area which will feature CCW (Carry Concealed Weapon) related products and a limited firearm selection.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the applicant is offering the public a unique firearms training and recreational facility that is approved for non-lethal force on force training. The business model is designed to prepare students for high stress skillset development while also making the training more appealing to locals and tourists. The establishment offers training sessions which includes games, contests, and sports related like events. National Gunfight League also offers P.O.S.T. (Peace Officer Specialized Training) Certification, CCW classes, and military training modules. In addition to the indoor training area and classes, the applicant also offers an authentic Moroccan themed hookah lounge which provides hookah, snacks, and soft drinks. The applicant is also adding a use permit to add a small retail area within the existing conference room. Per the applicant, their business hours are 10:00 a.m. to 2:00 a.m., 7 days a week.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0829-17	Office as a principal use and design reviews to convert an existing warehouse space into office areas, and modifications to the exterior of an office/warehouse building	Approved by PC	November 2017

Application Number	Request	Action	Date
UC-0028-16	Recreational facility (indoor simulated shooting facility) with accessory commercial uses, minor training facility, and hookah lounge, waiver to allow roof signs, and a design review for roof signs – waiver and design review were denied – expired	Approved by PC	March 2016
UC-0838-15	Recreational facility (indoor simulated shooting range) and minor training facility in the southernmost building (3030 Highland Drive) – currently still in operation	Approved by PC	February 2016
UC-0383-12	Banquet facility	Approved by PC	September 2012
UC-0086-07	Recreational facility (table tennis)	Approved by PC	March 2007
UC-0175-05	Private club (supportive recovery group)	Approved by PC	March 2005
UC-1569-04	Banquet facility - expired	Approved by PC	October 2004
UC-0550-04	Secondhand sales	Approved by PC	June 2004
UC-1830-03	Private recreational facility (indoor shooting range and gun store) with gunpowder storage and ancillary offices	Approved by BCC	February 2004
UC-0490-00	Live entertainment in conjunction with a gift shop within an existing retail building	Approved by PC	May 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	M	Industrial buildings
East	City of Las Vegas	M	Storage yard & a portion of the overall parking for this site
South	Business and Design/Research Park	M-1	Industrial buildings
West	Commercial General & Business and Design/Research Park	M-1	Industrial buildings

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.

This site was previously approved for the requested use permits (UC-0028-16) (except for sporting goods – firearms), and the establishment did not incur any zoning violations since that time. Staff also finds that the requested use permits are appropriate for the site since the uses are similar in character to the indoor shooting facilities (Top Shot Las Vegas and Discount Firearms) that are located 88 feet south of the applicant's establishment. Staff recommends a review period of 1 year to ensure that the proposed uses can operate harmoniously without any negative effects to the surrounding businesses. Staff is in support of 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 1 year to commence and review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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: NEPHI OLIVA

CONTACT: NEPHI OLIVA, NATIONAL GUNFIGHT LEAGUE, LLC, 3068 S. HIGHLAND
DR, LAS VEGAS, NV 89109

DRAFT

CARPORT
(TITLE 30)

PALORA AVE/TALBOT CIR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0092-CATANES, THOMAS B.:

WAIVER OF DEVELOPMENT STANDARDS to reduce the side setback for an existing carport in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Palora Avenue, 100 feet east of Talbot Circle within Winchester. TS/dg/ja (For possible action)

RELATED INFORMATION:

APN:
162-11-712-033

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the side setback for an existing carport to zero feet where a minimum of 5 feet is required per Table 30.40-2 (a 100% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1863 Palora Avenue
- Site Acreage: 0.2
- Project Type: Carport
- Structure Height (feet): 9
- Square Feet: 536

Site Plans & Scope

The plans show an existing single family residence with an existing attached carport, built without building permits, along portions of the north and east sides of the residence. The carport is located zero feet from the east (side) property line and 20 feet from the north (front) property line. This is identical to a request in 2016 (WS-0563-16) that subsequently expired since the applicant was unable to secure permits and did not request an extension of time.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The photos depict an existing 9 foot high carport constructed of wood with shingle roofing. The carport roof is pitched to match the roof pitch of the existing residence.

Floor Plans

The plans show an existing 536 square foot, "L" shaped carport.

Applicant's Justification

The applicant states that the carport was built not knowing that a building permit and a minimum setback were required. The applicant requests that the existing carport be allowed to remain.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0563-16	Reduced the side setback for an existing carport	Approved by PC	October 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residences

Clark County Public Response Office (CCPRO)

Case #16-8655 was an active complaint filed in June 2016 for building a carport without a building permit. The complaint was closed at the time of approval of WS-0563-16.

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 the requested waiver to reduce the side setback to zero feet for a carport is a self-imposed hardship, where the applicant has not provided any mitigation for the reduced setback. With a zero foot setback, the carport may also drain onto the adjacent property. Furthermore, the subject parcel is at a higher grade than the adjacent parcel to the east; therefore, the minimum

required setback is even more important so that the carport structure does not tower over the adjacent property. The request does not comply with Urban Specific Policy 39 of the Comprehensive Master Plan which encourages appropriate buffers and setbacks with single family developments. Photos submitted by the applicant also show exposed natural wood on a portion of the carport. Staff, therefore, recommends that the exposed wood be painted, if this application is approved.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 1 year to complete with any extension of time to be a public hearing;
- Any exposed natural wood shall be painted with a color compatible with the existing single family residence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

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: THOMAS CATANES

CONTACT: THOMAS CATANES, 1863 PALORA AVE, LAS VEGAS, NV 89160