



Winchester Town Advisory Board

August 13, 2019

MINUTES

Board Members: John Delibos – Chair – **Present**
Robert O. Mikes, Jr. – Vice Chair- **Excused**
Kenneth Dayton – **Present**
Judith Siegel – **Absent**
Roxana Valladeres – **Present**

Secretary: Victoria Bonner, 702-335-9205 victoriabelleb@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 Jillee Rowland; Planning, Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of July 30, 2019 Minutes
Moved by: Delibos
Approve minutes as submitted
Vote: 3-0 Unanimous
- IV. Approval of Agenda for August 13, 2019
Moved by: Delibos
Approve as submitted
Vote: 3-0 Unanimous
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)

Beatriz Martinez invited the community to Government Resource Fair at the Winchester Cultural

Center. This will be held on September 14, 2019 from 11:00 a.m.- 1:00 p.m.

VI. Planning & Zoning:

1. **DR-19-0555-LV-PCPS, LLC & LV-AM, LLC:**

DESIGN REVIEW for an expansion of an existing resort hotel on a portion of 17.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Las Vegas Boulevard South and Sahara Avenue within Winchester. TS/sd/ma
(For possible action) **09/04/19 BCC**

Moved By- Delibos
Approve- with staff conditions
Vote: 3-0 Unanimous

2. **UC-19-0536-ELIAS PROPERTIES LAS VEGAS, LLC:**

USE PERMITS for the following: **1)** reduce the minimum separation of a check cashing business from other financial services; and **2)** reduce the size of a financial services (check cashing) business within an existing shopping center on 3.0 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Eastern Avenue, 500 feet south of Sahara Avenue within Winchester. TS/sd/ja (For possible action) **09/04/19 BCC**

Moved By- Delibos
Approve- with staff conditions
Vote: 3-0 Unanimous

VI. General Business
None

VII. Public Comment
None

VIII. Next Meeting Date

The next regular meeting will be August 27, 2019

IX. Adjournment

The meeting was adjourned at 6:18 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., AUGUST 27, 2019**

09/17/19 PC

1. **UC-19-0577-CONCORD PRIME, LLC & VEGASSTARR, LLC:**
USE PERMIT for financial services, specified (High Interest Loans) in conjunction with an office building on 3.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/bb/jd (For possible action)

FINANCIAL SERVICES SPECIFIED
(TITLE 30)

CONVENTION CENTER DR/CHANNEL 8 DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0577-CONCORD PRIME, LLC & VEGASSTARR, LLC:

USE PERMIT for financial services, specified (High Interest Loans) in conjunction with an office building on 3.3 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/bb/jd (For possible action)

RELATED INFORMATION:

APN:

162-09-805-017

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 101 Convention Center Drive #700
- Site Acreage: 3.3
- Project Type: Relocation of financial services (high interest loans)
- Number of Stories: 11
- Building Height (feet): 120
- Square Feet: 19,000
- Parking Required/Provided: 809/829

Site Plan

The plan depicts a 3.3 acre parcel with an 11 story building and plaza building with a parking garage at the southeast corner of Convention Center Drive and Channel 8 Drive. The property has 2 driveways, including the half circle drive, off of Convention Center Drive. The parking garage is accessed from Channel 8 Drive. The applicant currently has the entire 7th floor of the building for use as specified financial services.

Landscaping

The property has existing landscaping.

Elevations

The 11 story metal and glass exterior building was built in 1977 and is located at the corner of Convention Center Drive and Channel 8 Drive, with the painted concrete parking garage located on the remainder of the property.

Floor Plans

The floor plan depicts approximately 19,000 square feet of leased open office and call center space with meeting rooms and individual offices along the exterior walls.

Signage

Signs are not a part of this request.

Applicant’s Justification

The applicant is requesting to relocate the existing high interest loan company from 6965 Rainbow Boulevard to the corporate offices located at 101 Convention Center Drive, on the 7th floor. The applicant currently has a business license for the Rainbow Boulevard location for financial services, specified as high interest loan services. The Convention Center Drive location currently has an administrative and support services business license. The applicant intends to close the Rainbow Boulevard location and move service to the Convention Center Drive location. Consumer traffic at the Convention Center Drive location is expected to be minimal since most transactions take place online or by phone.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0441	Banquet and convention facility	Approved by PC	August 2018
UC-0322-10	Increased height of a communications antenna	Approved by PC	September 2010
VC-1144-98	Reduced setback for a freestanding sign	Approved by PC	August 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Shopping center, long term/short term lodging & commercial buildings
South	Commercial Tourist	H-1	Broadcast facility & multi-family residential
East	Commercial Tourist	H-1	Undeveloped
West	Commercial Tourist	H-1	Hotel (Royal Resort)

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. The proposed location is adequately served by existing public infrastructure and will not create an undue burden to the public. The proposed use as financial services, specified as high interest loans will not result in substantial adverse effects on adjacent property or traffic conditions. This location meets separation requirements from other similar services and is not within 200 feet of a residential use as identified in Title 30, Table 30.44-1.

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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MELISSA LAMBSON

CONTACT: MELISSA LAMBSON, 101 CONVENTION CENTER DRIVE 700, LAS VEGAS, NV 89106



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<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 type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <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 #)	STAFF DATE FILED: <u>7-22-2019</u> PLANNER ASSIGNED: <u>BBB</u> ACCEPTED BY: <u>BBB</u> FEE: <u>675</u> CHECK #: <u>21206</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>MUD-1</u> PUBLIC HEARING? <u>Y</u> <u>N</u> TRAILS? <u>Y</u> <u>N</u> PFNA? <u>Y</u> <u>N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0577</u> TAB/CAC: <u>Winchester</u> TAB/CAC MTG DATE: <u>8-27</u> TIME: <u>6 PM</u> PC MEETING DATE: <u>9-17-19</u> <u>7 PM</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>H-1</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y</u> <u>N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>CONCORD PRIME, LLC & Vegasstarr, LLC</u> ADDRESS: <u>101 Convention Center</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702 733 7500</u> CELL: <u>702 473 0073</u> E-MAIL: <u>AARON.LABRUM@NBKF.COM</u>	
	APPLICANT NAME: <u>2233 Paradise Road LLC dba Cash Factory USA</u> ADDRESS: <u>101 Convention Center Drive # 700</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-843-5087</u> CELL: <u>702-595-8049</u> E-MAIL: <u>melissacashfactoryusa.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT NAME: <u>MELISSA LAMBSON</u> ADDRESS: <u>101 CONVENTION CENTER DR. # 700</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702 843 5087</u> CELL: <u>702 595 8049</u> E-MAIL: <u>MELISSA@CASHFACTORYUSA.COM</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-09-805-017
 PROPERTY ADDRESS and/or CROSS STREETS: 101 Convention Center Dr. # 700, Las Vegas, NV 89109
 PROJECT DESCRIPTION: Special Use Permit

(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] 6/24/19
 Property Owner (Signature)* Concord Prime, LLC

[Signature]
 Property Owner (Signature)* Vegasstarr, LLC

STATE OF _____
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____
 NOTARY PUBLIC: _____

See attached CA Acknowledgment

*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.

JURAT

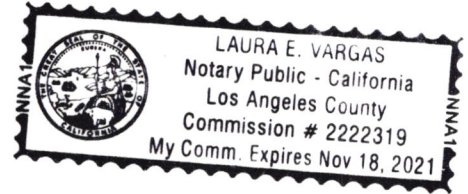
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California }

County of Los Angeles }

Subscribed and sworn to (or affirmed) before me on this 24th day of June 2019, by ENAYAT TABAN proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Laura E. Vargas



(Seal)

DESCRIPTION OF THE ATTACHED DOCUMENT:

Date of Document: June 24, 2019

Name of Document: Land Use Application Clark County Comp. Planning Dept.

Reference: Special Use Permit / Concord Prime, LLC & Vegasstarr, LLC / 101 Convention Center Drive., Las Vegas, NV

PLANNER COPY

CC-19-0577

May 22, 2019

Department of Business License
500 S. Grand Central Parkway
Las Vegas, NV 89155-1810

RE: Justification Letter for Special Use Permit

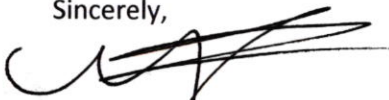
This letter serves as a formal request for a Special Use Permit pertaining to license # 2000385-198 with an address of 6965 S. Rainbow Blvd Suite 130, Las Vegas, NV 89113. 2233 Paradise Road LLC dba Cash Factory USA ("the Company") currently operates a Nevada licensed payday/installment loan company from the address mentioned above.

The Company also currently maintains a second office location in the Las Vegas area at 101 Convention Center Drive #700, Las Vegas, NV 89109, with a Clark County license #2000973-056-101 (admin & support services – group 1). The Convention Center Drive address is used as the corporate headquarters, and it is where most of the Company's staff is based (approximately 97% of the workforce is based from the Convention Center address).

The Company would like to close its storefront location at 6965 S. Rainbow Blvd Suite 130, and move all its business operations to the Convention Center Drive address. The Company still intends to offer licensed payday and installment loans, and the Convention Center Drive office will be open to the public to those customers who would like to make a payment or speak to a representative in person. We do, however, anticipate consumer traffic at the Convention Center Drive office to be minimal, as the Company's primary business is online.

If you have any questions, feel free to contact me directly.

Sincerely,



Melissa Lambson
Managing Director

PLANNED
COPY