



Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr.

Las Vegas, NV 89121

March 12, 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:

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

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 January 29, 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. Approval of Agenda for March 12, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

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

VI. 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**

VII. General Business

None.

VIII. 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.

IX. Next Meeting Date: March 26, 2019

X. 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

January 29, 2019

MINUTES

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

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

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
Greg Cerven; Planning, Beatriz Martinez; Town Liaison. The meeting was called to order at 6:00 p.m.
- II. Public Comment
None
- III. Approval of January 15, 2019 Minutes
Moved by: Dayton
Approve minutes as submitted
Vote: 4-0 Unanimous
- Approval of Agenda for January 29, 2019
Moved by: Dayton
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. AR-18-400272 (WS-0029-17)-RESORTS WORLD LAS VEGAS, LLC:

WAIVER OF DEVELOPMENT STANDARDS THIRD APPLICATION FOR REVIEW to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with a previously approved resort hotel (Resorts World) on portions of 87.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Resorts World Drive within Winchester. CG/md/ja (For possible action)

MOVED BY- Siegel

APPROVE- With applicant's request to come back for review in 6 months instead of 3 months.

VOTE: 4-0 Unanimous

IV. General Business

1. Winchester Town Advisory Board Members to elect a Chair and Vice Chair to serve a 2 year term (for discussion and possible action)

MOVED BY- Dayton

APPROVE- Mr. Delibos nominated and unanimously voted to be Chair and Mr. Mikes was nominated and unanimously voted to serve as Vice Chair

VOTE: 4-0 Unanimous

2. Winchester Town Advisory Board to approve yearly meeting calendar (for discussion and possible action)

MOVED BY- Dayton

APPROVE- With the postponement of the December 31, 2019 meeting.

VOTE: 4-0 Unanimous

3. Winchester Town Advisory Board to review and/or revise bylaws (for discussion and possible action)

MOVED BY- Dayton

APPROVE

VOTE: 4-0 Unanimous

VII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be February 12, 2019

IX. Adjournment

The meeting was adjourned at 6:14 p.m.

DRAFT

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., MARCH 12, 2019**

04/02/19PC

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)

04/02/19 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.
- 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