



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

May 14, 2024

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) 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 the Board of County Commissioners' Zoning Commission (BCC) or the 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 a 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, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Secretary Name at Secretary's Phone Number.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: April Mench, Chairperson
 Dorothy Gold, Vice Chairperson
 Judith Siegel
 Cristhian Barneond
 Christopher Hooper

Secretary: Valerie Leiva, (702) 468-9839, and valerieleivaccnv@outlook.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Beatriz Martinez, (702) 455-0560, and beatriz.martinez@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and 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 (3) 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 Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for April 30, 2024. (For possible action)
- IV. Approval of the Agenda for May 14, 2024, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Planning and Zoning **UC-24-0151-CONCORD PRIME, LLC & VEGASSTARR, LLC:**
USE PERMIT for an emergency or urgent care facility within an existing retail and office complex on a portion of 3.3 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/dd/ng
(For possible action)

PC: 06/04/24

- VI. General Business
- VII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) 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 Chairperson or the Board/Council by majority vote.
- VIII. Next Meeting Date: May 28, 2024.
- IX. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
3130 S. McLeod Dr., Las Vegas, NV 89121
<https://notice.nv.gov>



Winchester Town Advisory Board

April 30, 2024

MINUTES

Board Members:	Dorothy Gold – Member – ABSENT Judith Siegel – Member – ABSENT Christopher Hooper – Member – PRESENT	April Mench – Member – PRESENT Cristhian Barneond – Member – PRESENT
Secretary:	Valerie Leiva (702) 468-9839	valerieleivaccnv@outlook.com
County Liaison:	Beatriz Martinez (702) 455-0560	beatriz.martinez@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liaison, Nairee Agulian – Planner, & Valerie Leiva – Secretary. The meeting was called to order at 6:00 p.m.

II. Public Comment: None

III. Approval of the March 12, 2024, Minutes

Moved by: Barneond
Action: Approved
Vote: 3-0

IV. Approval of Agenda for April 30, 2024.

Moved by: Hooper
Action: Approved
Vote: 3-0

V. Informational Items:

Asian American and Pacific Islander Cultural Event on May 11, 2024, from 3:00 pm – 9:00 pm at Winchester Dondero Cultural Center.

VI. Planning & Zoning

1. **ET-24-400036 (WS-21-0719)-DWW SAHARA, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** alternative screening and landscaping; **2)** required trash enclosure; and **3)** alternative driveway geometrics.

DESIGN REVIEW for a proposed parking lot for new vehicle inventory storage and employee parking area in conjunction with an existing automobile sales facility on a portion of 4.3 acres in a CG (Commercial General) Zone. Generally located on the south side of Sahara Avenue, 650 feet east of Mojave Road within Winchester. TS/jm/ng (For possible action)

PC: 05/21/24

Moved by: Barneond

Action: Approved

Vote: 3-0

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be May 14, 2024.

X. Adjournment

The meeting was adjourned at 6:05 p.m.

06/04/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0151-CONCORD PRIME, LLC & VEGASSTARR, LLC:

USE PERMIT for an emergency or urgent care facility within an existing retail and office complex on a portion of 3.3 acres in a CR (Commercial Resort) Zone.

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

RELATED INFORMATION:

APN:

162-09-805-017 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 101 Convention Center Drive
- Site Acreage: 3.3 (portion)
- Project Type: Emergency care facility
- Number of Stories: 12 (existing northwest tower building)/6 (L-shaped commercial building with parking garage)
- Square Feet: 5,175 (emergency care facility)/202,004 (overall)
- Parking Required/Provided: 574/964

Site Plans

The plans depict a proposed emergency or urgent care facility in suites 100 and 118 of the existing L-shaped office and commercial building. The 2 suites total 5,175 square feet and are located on the first floor of the building. The emergency or urgent care facility will be centrally located within the L-shaped building centered around the middle of the parcel. Access to the site is from Convention Center Drive via a circular driveway, and the on-site parking garage is accessible from Channel 8 Drive. The site has adequate parking with the existing parking garage that wraps around much of the L-shaped building and basement level.

Landscaping

There are no changes to the existing landscaping proposed with this application.

Elevations

There are no proposed changes to the existing building elevations. The L-shaped building includes 2 floors of lease space and the parking garage on the basement and upper levels. The existing exterior materials include decorative glass panels, concrete panels, white metal railing, and decorative stone planters. The new emergency or urgent care facility will only be on the first floor of the L-shaped building.

Floor Plans

The plans depict the lease space as being filled with a mix of examination rooms, offices, records rooms, a waiting area, and other related emergency medical facilities.

Applicant’s Justification

The applicant states this new emergency medical facility would primarily serve the northern section of the Strip, and that this location would be ideal due to its proximity to other businesses in the area. The applicant also states the emergency facility will be open 24 hours a day.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0667	Restaurant, banquet facility, hookah lounge, outside dining, and a kiosk cafe	Approved by PC	December 2023
ET-23-400150 (WS-19-0618)	Second extension of time for increased wall sign area	Approved by PC	December 2023
ET-21-400150 (WS-19-0618)	First extension of time for increased wall sign area	Approved by PC	December 2021
WS-19-0618	Increased wall sign area	Approved by PC	October 2019
UC-18-0441	Banquet and convention facility - expired	Approved by PC	August 2018
UC-0322-10	Increased height of a communication antenna	Approved by PC	September 2010
VC-1144-98	Reduced setback for a freestanding sign	Approved by PC	August 1998
VC-208-79	Office building and parking garage	Approved by PC	December 1979

*Additional unrelated land use applications were previously approved on this site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	CR	Recreational facility (indoor skydiving), Hotel (Siegel Select), restaurant, & Las Vegas Convention Center expansion area

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Entertainment Mixed-Use	CR	Multiple family residential & office/broadcasting building for Channel 8 News
East	Entertainment Mixed-Use	CR	Undeveloped hotel (Majestic) & future shopping center
West	Entertainment Mixed-Use	CR	Hotel (Royal Resort)

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that this business complies with the Master Plan, which states that Clark County residents should have access to high quality health and social services. Additionally, this facility will not have any significant impact to the parking within the existing development. For these reasons 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- 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.

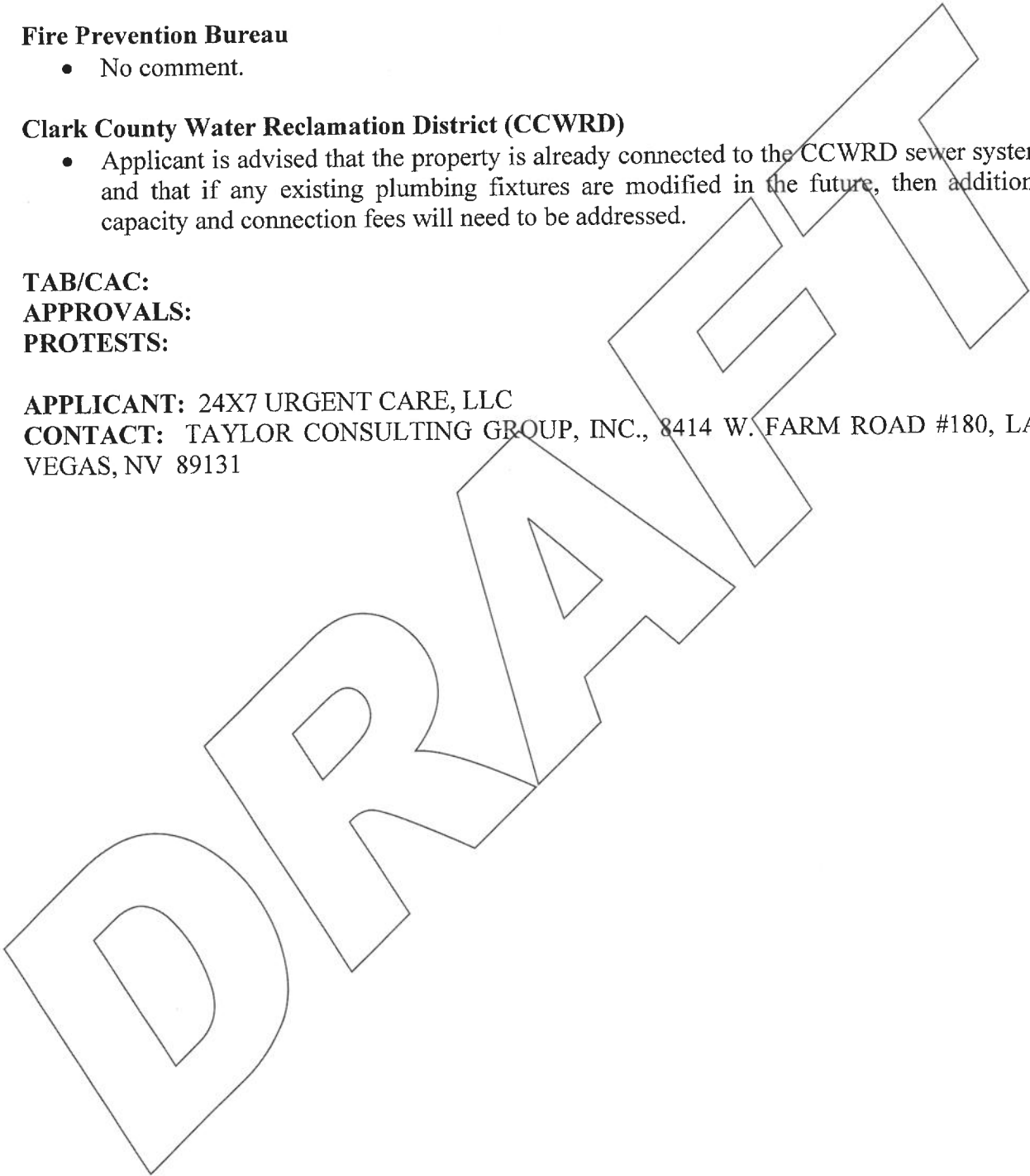
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: 24X7 URGENT CARE, LLC

CONTACT: TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS VEGAS, NV 89131



Apr-23-101221
APP



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-09-805-017

PROPERTY ADDRESS/ CROSS STREETS: 101 CONVENTION CENTER DRIVE, SUITES 100 & 118, LV, NV 89109

DETAILED SUMMARY PROJECT DESCRIPTION

THIS IS A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW FOR A 24/7 URGENT CARE FACILITY IN A CR (COMMERCIAL RESORT ZONING DISTRICT)

PROPERTY OWNER INFORMATION

NAME: CONCORD PRIME L L C and VEGASSTARR L L C
ADDRESS: 660 S. FIGUEROA ST., 7TH FLOOR-STE. 1900
CITY: LOS ANGELES STATE: CA ZIP CODE: 90017
TELEPHONE: 702-483-7045 CELL _____ EMAIL: info@thetaylorconsultinggroup.com

APPLICANT INFORMATION

NAME: 24X7 URGENT CARE LLC
ADDRESS: 10169 TERRASTONE DR.
CITY: LAS VEGAS STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
TELEPHONE: 702-483-7045 CELL _____ EMAIL: info@thetaylorconsultinggroup.com

CORRESPONDENT INFORMATION

NAME: TAYLOR CONSULTING GROUP, INC.
ADDRESS: 8414 W. FARM ROAD, #180-211
CITY: LAS VEGAS STATE: NV ZIP CODE: 89131 REF CONTACT ID # _____
TELEPHONE: 702-483-7045 CELL _____ EMAIL: info@thetaylorconsultinggroup.com

*Correspondent will receive all project communication

(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 and 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.

Michael Pashrie
Property Owner (Signature)*

Michael Pashrie
Property Owner (Print)

2/19/2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input checked="" type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) UC-24-0151
PC MEETING DATE 06/04/24
BCC MEETING DATE _____
TAB/CAC LOCATION Winchester

ACCEPTED BY Tyler (tpd)
DATE 4/9/24
FEE \$1,000.00

DATE 05/14/24



Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

February 21, 2024

Clark County Comprehensive Planning
500 Grand Central Pkwy.
Las Vegas, NV 89155

Re: 101 Convention Center Drive

To Whom It May Concern:

We are respectfully requesting a special use permit to allow for an "Emergency Care Facility (per Title 30 Code) in a CR (Commercial Resort) Zoning District as required per section 30.03.05 ©-to be located at 101 Convention Center Drive, Suites 100 & 118, LV, NV 89109. This will be a 24 hour facility with 10 - 12 employees. This location is ideal, since it's near other commercial businesses and will be able to service the north side of the Las Vegas Strip. We are providing 20 parking spaces; which meets the required per Title 30.

Respectfully,

Nathaniel Taylor

Nathaniel Taylor
President

UL-24-0151