



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

August 8, 2023

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 Valerie Leiva at (702) 468-9839.
 - 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: John Delibos, Chairperson
 Dorothy Gold, Vice Chairperson
 Judith Siegel
 Robert Mikes
 April Mench

Secretary: Valerie Leiva, (702) 468-9839, and valleiva23@gmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): County Liaison BeatrizMartinez: 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 July 25, 2023. (For possible action)
- IV. Approval of the Agenda for August 8, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

- 1. **AR-23-400102 (UC-22-0190) -CIRCUS CIRCUS LV LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** recreational facility (concerts/events); **2)** live entertainment; **3)** fairground; and **4)** on-premises consumption of alcohol with accessory uses including food, beverage, and retail sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce separation from live entertainment to a residential use; **2)** reduce parking; **3)** reduce setback from the future right-of-way (Las Vegas Boulevard South); **4)** allow alternative street landscaping and screening; **5)** allow landscaping and structures within the future right-of-way (Las Vegas Boulevard South); and **6)** allow non-standard improvements (landscaping and fences) within the right-of-way (Las Vegas Boulevard South).
DESIGN REVIEW for a recreational facility (concert/event/fairground/live entertainment facility) and all accessory buildings and structures on a portion of 77.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Sahara Avenue, west side of Las Vegas Boulevard South, north side of Circus Circus Drive, and the east side of Sammy Davis Jr. Drive within Winchester. TS/dd/syp (For possible action)

09/06/23 BC

- 2. **UC-23-0367-HARSCH INVEST PPTYS-NV II, LLC:**
USE PERMIT for a personal services business (beauty salon) within an existing industrial/commercial complex on a portion of 28.3 acres within an M-1 (Light Manufacturing) Zone. Generally located on the west side of Valley View Boulevard and the north side of Desert Inn Road within Winchester. JJ/hw/syp (For possible action)

09/06/23 BC

- VII. General Business
- VIII. 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 vote may be taken on a matter not listed on the posted 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.

IX. Next Meeting Date: August 22, 2023.

X. Adjournment.

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



Winchester Town Advisory Board

July 25, 2023

MINUTES

Board Members:	John Delibos – Member – PRESENT Dorothy Gold – Member – PRESENT Judith Siegel – Member – PRESENT	Robert Mikes – Member – ABSENT April Mench – 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 Liason & Valerie Leiva – Secretary. The meeting was called to order at 6:03 p.m.

II. Public Comment: None

III. Approval of the July 11, 2023 Minutes

Moved by: Gold
Action: Approved
Vote: 4-0/Unanimous

IV. Approval of Agenda for July 25, 2023

Moved by: Mench
Action: Approved
Vote: 4-0/Unanimous

V. Informational Items:

Concert with Aslan at Winchester Dondero Cultural Center on Saturday, August 5th @10:00 a.m.
SOT training at Winchester Dondero Cultural Center on Saturday, July 29th @10:00 a.m.

VI. Planning & Zoning

PC: 08/15/23

1. **UC-23-0315-GOLD KEY 3049, LLC & JADE KEY, LLC:**

USE PERMITS for the following: **1)** alcohol, on-premises consumption (supper club); **2)** restaurant; **3)** hookah lounge; **4)** live entertainment; and **5)** alternative pedestrian access easement for outside dining and drinking in conjunction with an existing shopping center

on 3.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South, the north side of Cathedral Way and the south side of Convention Center Drive within Winchester. TS/jor/syp (For possible action)

Approved
Moved by Delibos
Vote: 4-0/unanimous

VII. General Business:None

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be August 8, 2023

X. Adjournment

The meeting was adjourned at 6:11 p.m.

DRAFT

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., AUGUST 10, 2023**

09/06/23 BCC

1. **AR-23-400102 (UC-22-0190) -CIRCUS CIRCUS LV LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** recreational facility (concerts/events); **2)** live entertainment; **3)** fairground; and **4)** on-premises consumption of alcohol with accessory uses including food, beverage, and retail sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce separation from live entertainment to a residential use; **2)** reduce parking; **3)** reduce setback from the future right-of-way (Las Vegas Boulevard South); **4)** allow alternative street landscaping and screening; **5)** allow landscaping and structures within the future right-of-way (Las Vegas Boulevard South); and **6)** allow non-standard improvements (landscaping and fences) within the right-of-way (Las Vegas Boulevard South).
DESIGN REVIEW for a recreational facility (concert/event/fairground/live entertainment facility) and all accessory buildings and structures on a portion of 77.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Sahara Avenue, west side of Las Vegas Boulevard South, north side of Circus Circus Drive, and the east side of Sammy Davis Jr. Drive within Winchester. TS/dd/syp (For possible action)

2. **UC-23-0367-HARSCH INVEST PPTYS-NV II, LLC:**
USE PERMIT for a personal services business (beauty salon) within an existing industrial/commercial complex on a portion of 28.3 acres within an M-1 (Light Manufacturing) Zone. Generally located on the west side of Valley View Boulevard and the north side of Desert Inn Road within Winchester. JJ/hw/syp (For possible action)

RECREATIONAL FACILITY
(CONCERTS/EVENTS)
(TITLE 30)

LAS VEGAS BLVD S/SAHARA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-23-400102 (UC-22-0190) -CIRCUS CIRCUS LV LLC:

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** recreational facility (concerts/events); **2)** live entertainment; **3)** fairground; and **4)** on-premises consumption of alcohol with accessory uses including food, beverage, and retail sales.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce separation from live entertainment to a residential use; **2)** reduce parking; **3)** reduce setback from the future right-of-way (Las Vegas Boulevard South); **4)** allow alternative street landscaping and screening; **5)** allow landscaping and structures within the future right-of-way (Las Vegas Boulevard South); and **6)** allow non-standard improvements (landscaping and fences) within the right-of-way (Las Vegas Boulevard South).

DESIGN REVIEW for a recreational facility (concert/event/fairground/live entertainment facility) and all accessory buildings and structures on a portion of 77.4 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Sahara Avenue, west side of Las Vegas Boulevard South, north side of Circus Circus Drive, and the east side of Sammy Davis Jr. Drive within Winchester. TS/dd/syp (For possible action)

RELATED INFORMATION:

APN:

162-09-511-001; 162-09-511-004 through 162-09-511-005 ptn; 162-09-618-001; 162-09-618-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation from live entertainment to a residential use north of Sahara Avenue (City of Las Vegas) to 130 feet where 500 feet is required per Table 30.44-1 (a 74% reduction).
2.
 - a. Reduce on-site parking to zero spaces where 4,077 spaces are required per Table 30.60-1 (a 100% reduction).
 - b. Allow off-site parking where all parking is required to be on-site per Section 30.60.020.
3. Reduce the setback for a perimeter fence from the future right-of-way along Las Vegas Boulevard South to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).

4. a. Permit alternative landscaping and screening adjacent to Las Vegas Boulevard South where landscaping and screening are required per Figure 30.64-17.
4. b. Permit alternative landscaping and screening adjacent to Sahara Avenue where landscaping and screening are required per Figure 30.64-17.
5. Allow landscaping and structures (fences) within the future right-of-way for Las Vegas Boulevard South where not allowed per Chapter 30.52.
6. Allow non-standard improvements (landscaping and fences) within the right-of-way (Las Vegas Boulevard South) where not allowed per Chapter 30.52.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 311 W. Sahara Avenue, 810 Circus Circus Drive, and 1000 Circus Circus Drive
- Site Acreage: 77.4 (portion)
- Project Type: Recreational facility (concerts/events/fairground/festival lot) with live entertainment and on-premises consumption of alcohol
- Number of Stories: 1
- Building Height (feet): 20 (4 buildings total) (1 administrative and 3 restrooms)
- Square Feet: 2,700 (administrative building) 6,145 to 8,440 (restrooms)
- Parking Required/Provided: 4,077/0

Site Plan

This request was to allow a recreational facility (concert/events/festivals), live entertainment, fairground, and on-premises consumption of alcohol with accessory uses, including food, beverages, and retail uses on the subject site, which is located on the southwest corner of Sahara Avenue and Las Vegas Boulevard South. The site will be used for a variety of outdoor recreational events such as concerts, festivals, special events, live music, fairground use, food festivals, and sporting events. The multi-use event/festival lot may have typical event attendance ranging from up to 25,000 attendees to events with up to 85,000 attendees and up to 10,000 support staff.

The event site is a large open area, which will include a unique set-up to accommodate each individual event. Permanent structures include an administrative building and 3 restroom buildings. The administrative building is located on the south side of Sahara Avenue, and the 3 restroom buildings are distributed around the site. Two restroom buildings are located on the north side of the event parcel, and the other restroom building is located on the southeast portion of the event site.

The north, east, and west property lines for the event site are enclosed with an 8 foot high fence made of 6 inch steel tubes. There are pedestrian access gates along Las Vegas Boulevard South, Sahara Avenue, and on the northwest side south of Southbridge Lane. All the pedestrian access

gates along Las Vegas Boulevard South are set back 50 feet from the 20 foot wide pedestrian access easement/sidewalk to provide adequate area for queuing. The access gate to the north, adjacent to the bus stop and turnout area along Las Vegas Boulevard South, are located slightly south of the bus stop turnout area to provide adequate area for pedestrian circulation/movement, boarding of buses and to reduce conflicts with access to the event gate/queuing area.

A bus turnout to accommodate two, 60 foot long buses, and 2 bus shelters are depicted on the northeast corner of the event site along Las Vegas Boulevard South. A bus turnout to accommodate 1 bus and shelter is shown on the north side of the event site along Sahara Avenue. Two easement areas (north/south and east/west) for future pedestrian grade separation structures (bridges) are shown on the northeast corner of Las Vegas Boulevard South and Sahara Avenue. Primary waste/trash removal will be facilitated by using underground trash collection stations located around the site.

Landscaping

Previously approved landscaping includes a 10 foot wide landscape area and a detached 20 foot wide pedestrian access easement/sidewalk along the Las Vegas Boulevard South frontage. A 10 foot wide landscape area with an attached 10 foot wide sidewalk is located along the Sahara Avenue frontage. A small area adjacent to the administration building shows a 25 foot wide landscape area adjacent to the 10 foot wide sidewalk along Sahara Avenue. Additionally, 10 foot wide landscape areas are provided along Southbridge Lane and Circus Drive with 5 foot wide sidewalks.

Elevations

Three property lines (north, east, and west) of the event site were previously approved to be enclosed by an 8 foot high perimeter fence constructed of 6 inch steel tubes. The fence and decorative gates are painted white with 6 inch decorative metal columns on each side of the gate. There is an existing 8 foot high CMU and wrought iron fence along the south property line. All buildings have a similar height of 20 feet and are constructed of concrete masonry units in several colors and decorative metal panels. Shielded pole mounted lighting is approximately 30 feet high along the perimeter of the event site and on the pick-up/drop-off areas, as well as along the interior pedestrian route connecting the event site and the taxi/shuttle area. A variety of temporary structures will be used for the different events consisting of, but not limited to tents, stages, booths, bleachers, amusement and carnival rides, seating structures, and vending machines.

Floor Plan

The previously approved 3 restroom buildings are 6,145 square feet, 7,589 square feet, and 8,440 square feet respectively. The administration building is 2,700 square feet with 2 roll-up doors. The remainder of the facility will use temporary structures for stages, set-up, seating structures, vending, and amusement rides, which will allow a variety of events.

Signage

No changes were proposed for the existing on-premises signage as part of the previous application, and temporary sign packages for each event will be reviewed in conjunction with temporary commercial event applications.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0190:

Current Planning

- 1 year to commence and review as a public hearing;
- 2 years to review analysis for pedestrian bridges (pedestrian grade separation systems) as depicted in the easement areas on the plan;
- Apply for all applicable business license permits for each event;
- No soundchecks before 8:00 a.m.;
- Live entertainment limited from 11:00 a.m. to 11:59 p.m. for music to stop;
- Stages to be set back 350 feet from the property line of the residential development (Allure) on the north side of Sahara Avenue;
- Main stage to be oriented to the west and southwest of the site;
- Submit a Temporary Commercial Event (TC) application for all events;
- A maximum of 12 events per year;
- On-site sales of tickets only at Gate #1 (main entry chute);
- Provide bicycle racks or other alternatives for patrons close to entry Gate #1;
- No vehicular access onto Las Vegas Boulevard South except for emergency vehicles and emergencies only;
- All lights shall be shielded;
- Provide “No Event Parking” signs on adjacent residential streets during events;
- Access to be maintained for all adjacent properties;
- Provide signage to direct pedestrians to, from, and around the site;
- Provide security for each event to ensure that street performers, vendors, advertisers, and related crowds do not impede pedestrian movement on private property subject to pedestrian access easement and public sidewalks designated as “No Obstructive Use Zones” or on private walkways;
- Consult a noise consultant before each event and provide an update to Commissioner or designee unless waived by the Commissioner, review after each event to address the issues that arise during each event including, but not limited to parking, pedestrian/vehicular conflicts, additional pedestrian containment, pedestrian analysis, noise, safety, and security;
- Provide notices to surrounding residents 30 days before each event such as the Turnberry Towers, Sky, Allure, and other residential areas to be determined that include the time and date of the events, expected attendees, the hours of staging (load-in/load-out), traffic notices of road closures or change in traffic patterns, any special items like fireworks and contact person for each event.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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

- Traffic study and compliance;
- Traffic study to include pedestrian analysis and flows;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- If required, applicant to submit an Event Traffic Management Plan to Public Works;
- If required, applicant to obtain Special Event permits from the Las Vegas Metropolitan Police Department;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Las Vegas Boulevard South/Sahara Avenue pedestrian bridge improvement project;
- Coordinate with the City of Las Vegas for the Las Vegas Boulevard South/Sahara Avenue pedestrian bridge improvement project;
- Staging shall be prohibited within the right-of-way;
- No advertising within the right-of-way;
- Owner acknowledges that the proposed non-standard improvements (landscaping and fencing) are within a portion of the area planned for a 200 foot wide right-of-way per Title 30 and the Clark County Transportation Element;
- Future applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner, or its successors, to dedicate its proportionate share of all or portions of the planned right-of-way for Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;
- Owners or its successors shall remove any non-standard improvements (fences and landscaping) related to this application or any future applications within the planned right-of-way at its own expense, in the event dedication of the planned right-of-way is required;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes.

Fire Prevention Bureau

- 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.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Applicant's Justification

According to the applicant, the applicable conditions of UC-22-0190 have been met. To further their point, the applicant states that since the approval of UC-22-0190 there have been multiple events hosted at the site, each conforming to the conditions set forth by that previous approval; each event obtains its own Temporary Commercial Event permits, Public Works approvals, and required/applicable business licenses.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0190	Multiple use permits, waivers, and design reviews for a recreational facility and on-premises consumption of alcohol in conjunction with Temporary Outdoor Commercial Events	Approved by BCC	June 2022
WC-18-400170 (UC-0228-14)	Modified the hours for live entertainment to allow music to begin at 11:00 a.m. - expired	Approved by BCC	September 2018
UC-0228-14 (AR-0092-17)	Reviewed the analysis for pedestrian bridges related to the recreational facility and fairground - expired	Approved by BCC	September 2017
UC-0228-14 (AR-0038-15)	Reviewed the recreational facility and fairground - expired	Approved by BCC	August 2015
UC-0228-14	Recreational facility (concerts/events) - expired	Approved by BCC	July 2014

Many other land use applications were approved for the site; however, these applications are the most relevant.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1 & C-2	Multiple family residential (Allure), retail, commercial developments, & vacant resort hotel
South	Entertainment Mixed-Use	H-1	Hotel, multiple family residential (Sky Las Vegas), motel, & Circus Circus Resort Hotel
East	Entertainment Mixed-Use	H-1	Sahara Resort Hotel
West	Public Use & Business Employment	M-1	Electric substation, recreational facility, & industrial uses

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

There are currently no active code enforcement cases against the property, nor have there been any since the approval of UC-22-0190. Staff is not aware of any complaints about this use. There have been events held on this site, which shows that the applicant and/or event promoters have been complying with the previous conditions of approval. Records show that there is a Traffic Study under review by Public Works. Therefore, staff can support this request with the conditions as listed below, including a condition to review the application in a year as a public hearing to ensure Public Works conditions as listed on Notice of Final Action of UC-22-0190 are satisfied.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this application for review.

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

- Until June 22, 2024 to review as a public hearing.
- Applicant is advised that they (owner) are responsible to ensure the conditions of approval of UC-22-0190 and AR-23-400102 (UC-22-0190), including the location of the structures, are met and conveyed to the event promoters before each Temporary Commercial Event application is submitted to Current Planning; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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

- 30 days to coordinate and execute the Authorization to Enter Property with the City of Las Vegas for the Las Vegas Boulevard South/Sahara Avenue pedestrian bridge improvement project;
- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SHANA GERETY

CONTACT: LORA DREJA, BROWN, BROWN, AND PREMSIRUT, 520 S. 4TH STREET,
LAS VEGAS, NV 89101

DRAFT

PERSONAL SERVICES
(TITLE 30)

DESERT INN RD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0367-HARSCH INVEST PPTYS-NV II, LLC:

USE PERMIT for a personal services business (beauty salon) within an existing industrial/commercial complex on a portion of 28.3 acres within an M-1 (Light Manufacturing) Zone.

Generally located on the west side of Valley View Boulevard and the north side of Desert Inn Road within Winchester. JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:

162-07-802-013

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3111 Valley View Boulevard, Unit O-103
- Site Acreage: 28.3 (portion)
- Project Type: Beauty salon (eye lashes and waxing)
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 1,625 (lease area)
- Parking Required/Provided: 1,265/1,412 (Overall Site)

Site Plan & Request

The plans provided depict an existing 26 building, 522,431 square foot industrial/commercial complex located at the northwest corner of Valley View Boulevard and Desert Inn Road on 28.3 acres. The plans indicate that the subject suite where the proposed personal services (beauty salon) business will be located is Unit O-103, which is located within Building O located in southwest portion of the site. Building O is shown to be 85 feet from the property line along Valley View Boulevard and approximately 325 feet north of Desert Inn Road. The subject suite is shown to be 1 of 5 suites within Building O and is located in the center of the building. Parking for the complex is found throughout the site and is located around the surrounding buildings. Parking specifically for Building O is found in front of the building in 2 rows on each

side of a 24 foot drive aisles between the building and Valley View Boulevard. Overall, 7 parking spaces are required for the proposed beauty salon, which is incorporated into a total of 1,265 parking spaces required for the entire site with 1,412 parking spaces being provided across the entire site. There are several access points to the site provided by commercial driveways. One point of access is provided along Sirius Avenue, there are 6 commercial driveways along Wynn Road, 4 points of access along Desert Inn Road, and 5 commercial driveways along Valley View Boulevard. There are 2 driveways and two, 24 foot drive aisles immediately to the north and south of Building O.

The applicant is seeking a use permit to establish a beauty salon business where they specialize in waxing and eye lashes. Due to the proposed use being within 185 feet of the City of Las Vegas city limits, the proposed beauty salon is considered a project of regional significance.

Landscaping

The applicant is not proposing any changes to the existing on-site or street landscaping nor are there any changes required. The existing landscaping consists primarily of California/Mexican Palm (*Washingtonia filifera*) in landscaping islands at the corners of each building and in terminating parking lot landscaping islands. Street landscaping varies along the perimeter of the property with 5 foot attached sidewalks provided along each street. Street landscaping strips varying in size from 20 feet along the northern portion of Wynn Road and Valley View Boulevard to 5 feet along Desert Inn Road and the southern portions of Valley View Boulevard. The larger street landscaping strips contain palm trees and shrubs while the small strips only contain shrubs.

Elevations

The elevations provided show that Building O is a 14 foot high standard commercial style building with a flat roof. The exterior materials primarily consist of painted split-face and non-decorative CMU block with some painted stucco accent areas in the upper portions of the front of the building. The colors of the exterior are primarily light and slate gray. Access to the building is provided via a typical commercial window and door system in the front and a painted aluminum door in the rear. A decorative metal overhang is positioned over the front of the suite entrance.

Floor Plans

The plans depict a standard 1,625 square foot commercial lease space located in the central portion of Building O. The front portion of the building contains an approximately 160 square foot reception and waiting area. This area connects to a central hallway that all other rooms branch off from. There are 3 rooms dedicated to eye lash services and another 3 room dedicated to waxing services. These rooms range in size from 115 square feet to 130 square feet with the eye lash room mostly located on the west side of the hallway and the waxing rooms on the east side of the hallway. Past the service rooms are primarily support rooms such a breakroom, office, storage area, and a bathroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they are requesting this use permit in order to start operation of an eye lash and waxing business. They state that the business will operate from 9:00 a.m. to 9:00 p.m. daily with 5 employees on-site at any given time. They further state that there is sufficient parking in the area of the suite and in the overall complex, and that all regulations are being met.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0019	Supper club with on-premises consumption of alcohol	Approved by BCC	March 2020
UC-18-0848	Sporting goods with firearms sales and secondhand sales	Approved by PC	December 2018
UC-0167-16	Health club and yoga studio	Approved by PC	May 2016
UC-0379-13	Secondhand sales facility	Approved by PC	August 2013
UC-0459-11	Recycling center and setback reduction to a residential use (relocation of recycling center) previously approved by UC-0540-10	Approved by PC	November 2011
UC-0459-11	Recycling center and setback reduction to a residential use (relocation of previously approved recycling center)	Approved by PC	November 2011
UC-0540-10	Recycling center and setback reduction to a residential use	Approved by PC	January 2011
UC-0387-10	On-premises consumption of alcohol (tavern)	Approved by PC	October 2010
UC-1521-02	Retail sales, restaurants, offices, and shopping center within an existing industrial development	Approved by BCC	January 2003
UC-0631-98	Massage as a principal use	Approved by PC	May 1998
UC-2061-93	Martial arts/karate school within an existing commercial/industrial complex	Approved by PC	January 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-PD11 & M	Multiple family residential (townhouses), Clark High School, & retail complex
South	Entertainment Mixed-Use	M-1 & C-2	Gas station, KTNV station, office/warehouse, open storage, & undeveloped
East	City of Las Vegas	C-1 & M	Retail, office/warehouse, & open storage

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Urban Neighborhood (greater than 18 du/ac), Corridor Mixed-Use, & Entertainment Mixed-Use	R-T, R-4, & M-1	Multiple family residential (apartments), manufactured home park, retail complex, office/warehouse & open storage

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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 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 that the existing industrial/commercial complex already contains several businesses that would normally be considered out of place within the M-1 Zone, such as a yoga studio, restaurants, massage parlor, and sporting goods store. A beauty salon would be similar in nature and intensity to many of these previously approved uses, particularly the yoga studio and the massage parlor. In addition, the immediate surrounding area consists of a wide variety of residential, commercial, and industrial uses already in operation, which mean this use should not have any significant impacts on the surrounding area. Staff also finds that the parking for the use should be sufficient given that the overall site is significantly overparked by 147 spaces and with 6 service rooms and 5 employees, no more than 11 spaces should be needed at most. Finally, the proposal is consistent and supported by Policies 5.1.5 and 5.5.3 of the Master Plan, which encourage development of small businesses within Clark County, particularly those in vacant commercial plaza developments. For these reasons, staff can support the use permit.

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 approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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.

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: MIAMI BEAUTY LLC

CONTACT: RAVIN NATHAN, 10117 OCICAT AVENUE, LAS VEAGS, NV 89166