



Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr.

Las Vegas, NV 89121

October 27, 2020

6:00pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- 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 and is/will be available on the County's website at www.clarkcountynv.gov.

Board/Council Members: John J. Delibos, Chairperson
 Robert Mikes, Vice Chairperson
 Ken Dayton
 Judith Siegel

Secretary: Victoria Bonner, 702-335-9205, victoriabelleb@gmail.com

County Liaison(s): Beatriz Martinez, 702-455-0506, beatriz.martinez@clarkcountynv.gov

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 Minutes October 13, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
 LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
 YOLANDA T. KING, County Manager

- IV. Approval of the Agenda for October 29, 2020 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

- 1. **VS-20-0431-GRD MARYLAND LV, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Vegas Valley Drive and Karen Avenue, and between Maryland Parkway and La Canada Street within Winchester (description on file). TS/bb/jd (For possible action) **11/17/20 PC**
- 2. **UC-20-0437-ALDABBAGH OMAR:**
USE PERMITS for the following: **1)** outside dining and drinking; and **2)** allow outside dining and drinking which is not in conjunction with a supper club, tourist club, mixed-use development or a restaurant.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** pedestrian access; **2)** increase wall height; and **3)** parking lot landscaping
DESIGN REVIEWS for the following: **1)** outside dining and drinking patio area; and **2)** parking lot re-design in conjunction with an existing adult use establishment on 0.9 acres in M-1 (Light Manufacturing) Zone. Generally located on the west side of Highland Drive, 636 feet south of Edna Avenue within Winchester. TS/jor/jd (For possible action). **11/18/20 BCC**

General Business

- 1. Receive a presentation on the Maryland Parkway TOD Plan. (For discussion only)

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 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.

VIII. Next Meeting Date: November 10, 2020

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 and 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>



Winchester Town Advisory Board

October 13, 2020

MINUTES

Board Members: John Delibos – Chair – **Present**
Robert O. Mikes, Jr. – Vice Chair- **Present**
Kenneth Dayton – **Present**
Judith Siegel – **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
Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary, Brady Burnhart; Planning. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of September 29, 2020 Minutes
Moved by: Delibos
Approve as submitted
Vote: 3-0 Unanimous
- IV. Approval of Agenda for October 13, 2020
Moved by: Delibos
Move item #3 to #1
Vote: 3-0 Unanimous
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)
B.M. Invited the Community to Job Fair. This will be held virtually, October 15, 22, and 29, 2020 starting at 3:30 p.m.

VI. Planning & Zoning:

1. **UC-20-0405-ISAACMAN REVOCABLE TRUST, ET AL:**

USE PERMIT to allow a trailer sales and services establishment on 2.6 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Boulder Highway, approximately 350 feet north of Karen Avenue within Winchester. TS/jor/jd (For possible action)

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

2. **ET-20-400095 (UC-0568-14) -ALL NET LAND DEVELOPMENT, LLC:**

USE PERMITS SECOND EXTENSION OF TIME to commence the following: **1)** a High Impact Project; **2)** a recreational facility (a multi-function events arena) and incidental uses; **3)** increased building height; **4)** retail sales and service; **5)** restaurants; **6)** on-premise consumption of alcohol; **7)** alcohol sales, beer & wine - packaged only; **8)** alcohol sales, liquor - packaged only; **9)** outdoor live entertainment; **10)** personal services (salon and spa); **11)** club; **12)** nightclub; **13)** food carts/booths; **14)** grocery store; **15)** kiosks/information (outdoor); **16)** offices; **17)** theater (Cineplex); **18)** outside dining, drinking, and cooking; **19)** farmer's markets; **20)** arcade; and **21)** motion picture production/studio.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setback to a parking structure from a residential use; **2)** waive the required landscaping when adjacent to a less intensive use; **3)** permit a variety of outdoor commercial/retail uses not within a permanent enclosed building; and **4)** non-standard improvements (fences/walls, planters, and landscaping) within the future right-of-way (Las Vegas Boulevard South).

DESIGN REVIEWS for the following: **1)** a recreational facility (multi-function events arena) with ancillary uses and structures and overall site design; **2)** hotel; **3)** retail establishments; **4)** theater (Cineplex); and **5)** parking structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. (description on file). TS/jgh/jd (For possible action)

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

3. **ET-20-400096 (UC-0519-17)-ALL NET LAND DEVELOPMENT, LLC:**

USE PERMITS FIRST EXTENSION OF TIME to commence the following: **1)** modifications to an approved High Impact Project (All Net Arena); and **2)** proposed convention facilities/exposition halls.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced on-site parking; and **2)** increased building height.

DESIGN REVIEWS for the following: **1)** modifications to an approved High Impact Project; **2)** hotel tower and associated low-rise and mid-rise buildings and structures; **3)** convention center facilities; and **4)** all other accessory and incidental buildings and structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/jgh/jd (For possible action)

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

VII. General Business

1. Nominate and appoint a representative and alternate to the CDAC for 2020/2021.

John Delibos; Representative
Ken Dayton; Alternate
Vote: 4-0

VII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be October 27, 2020

IX. Adjournment

The meeting was adjourned at 7:00 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., OCTOBER 27, 2020**

11/17/20 PC

1. **VS-20-0431-GRD MARYLAND LV, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Vegas Valley Drive and Karen Avenue, and between Maryland Parkway and La Canada Street within Winchester (description on file). TS/bb/jd (For possible action)

11/18/20 BCC

2. **UC-20-0437-ALDABBAGH OMAR:**
USE PERMITS for the following: 1) outside dining and drinking; and 2) allow outside dining and drinking which is not in conjunction with a supper club, tourist club, mixed-use development or a restaurant.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) pedestrian access; 2) increase wall height; and 3) parking lot landscaping
DESIGN REVIEWS for the following: 1) outside dining and drinking patio area; and 2) parking lot re-design in conjunction with an existing adult use establishment on 0.9 acres in M-1 (Light Manufacturing) Zone. Generally located on the west side of Highland Drive, 636 feet south of Edna Avenue within Winchester. TS/jor/jd (For possible action)

11/17/20 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

MARYLAND PKWY/VEGAS VALLEY DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0431-GRD MARYLAND LV, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Vegas Valley Drive and Karen Avenue, and between Maryland Parkway and La Canada Street within Winchester (description on file). TS/bb/jd (For possible action)

RELATED INFORMATION:

APN:
162-11-201-011

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

The plans depict an existing commercial building consisting of 15,000 square feet that was approved via VC-0469-98 by the Planning Commission in April 1998. The pharmacy ceased operations nearly 5 years ago, and the project site has remained dormant since the closure of the business. The applicant intends on renovating the site by making exterior improvements to the façade of the existing building and improvements, including an addition to the parking lot located on the east side of the building. The proposed use of the building will be for a BioLife Plasma Services center.

The applicant is proposing to vacate 3 curb return driveway easements located adjacent to Vegas Valley Drive. Part of the rehabilitation work being done on this site requires the existing driveways to be updated to current standards. New driveway access easements will be granted as a result of the new development.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0629-12	Package liquor sales	Approved by PC	December 2012
VC-0469-98	Pharmacy setbacks	Approved by PC	April 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	General Commercial, Residential Urban Center (18 to 32 du/ac)	R-4 & C-2	Multiple family & office
South	General Commercial, Commercial Neighborhood	C-1 & C-2	Commercial retail
East	Residential Urban Center (18 to 32 du/ac)	R-4	Multiple family
West	General Commercial	C-P	Office

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of curb return driveway easements that are not necessary for site, drainage, or roadway development.

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

- Satisfy utility companies' requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Grant new pedestrian access easements for the new commercial driveway locations;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JMC ENGINEERING
CONTACT: DRC ENGINEERING, 7080 LA CIENEGA ST #200, LAS VEGAS, NV 89119

DRAFT

OUTSIDE DINING & DRINKING
(TITLE 30)

HIGHLAND DR/EDNA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0437-ALDABBAGH OMAR:

USE PERMITS for the following: **1)** outside dining and drinking; and **2)** allow outside dining and drinking which is not in conjunction with a supper club, tourist club, mixed-use development or a restaurant.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** pedestrian access; **2)** increase wall height; and **3)** parking lot landscaping

DESIGN REVIEWS for the following: **1)** outside dining and drinking patio area; and **2)** parking lot re-design in conjunction with an existing adult use establishment on 0.9 acres in M-1 (Light Manufacturing) Zone.

Generally located on the west side of Highland Drive, 636 feet south of Edna Avenue within Winchester. TS/jor/jd (For possible action)

RELATED INFORMATION:

APN:

162-08-705-013

USE PERMITS:

1. Allow outside dining and drinking in an M-1 Zone per Table 30.44-1.
2. Allow outside dining and drinking which is not in conjunction with a supper club, tourist club, mixed-use development, or a restaurant as required per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate the 48 inch wide pedestrian access around the perimeter of the outside dining and drinking patio area as required per Table 30.44-1.
2. Increase the wall height to 8 feet where 6 feet is required per Section 30.64.020 (a 33% increase).
3. Waive the required parking lot landscaping per Figure 30.64-14.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2995 Highland Drive

- Site Acreage: 0.9
- Project Type: Outside dining and drinking patio area with a parking lot re-design
- Number of Stories: 2
- Building Height (feet): 38
- Square Feet: 9,140 (existing building and previously approved building addition and accessory building)/2,000 (outside dining and drinking patio area)
- Parking Required/Provided: 61/63

Site Plan

The site plan depicts an existing adult use establishment (Scores) located on the west side of Highland Drive, 636 feet south of Edna Avenue. The primary existing building is located on the south side of the site, and is oriented east to west. WS-20-0076 previously approved a 2 story building addition on the west side of the primary building, and an accessory building (kitchen pod) west of the building addition (southwest corner of the site).

The site was previously approved to have 53 parking spaces. Today, the site plan depicts a re-designed parking lot which now includes 63 parking spaces where 61 spaces are required. The applicant is proposing to remove the existing parking garage along the north property line, and add additional parking spaces. The clock-wise vehicular circulation of the site is as follows: vehicles may enter and exit via the existing driveway adjacent to Highland Drive and customers entering the site may proceed within the 2 way traffic drive aisle adjacent to the establishment. Customers heading west towards the public alley; and turn right (into the alley); then turn immediately east towards the newly designed parking spaces within the northern portion of the parking lot. The northern portion of the parking lot is 1 way only (west to east direction). Vehicles will exit in a southeasterly direction towards the main existing driveway adjacent to Highland Drive.

The applicant is also proposing an outside dining and drinking patio area in between the previously approved kitchen pod and the 2 story building addition. The outside dining and drinking area encompasses the southwest corner of the site in an L-shaped orientation. This area will be enclosed with a proposed 8 foot high block wall on the west, south, and east sides of the patio area. A landscape planter will be installed along the south side, and the kitchen pod and main building is on the north side of the majority of the outside dining patio area. Additionally, customers and employees have access to 1 emergency exit into the parking lot via a 6 foot high wrought iron gate east of the kitchen pod, and a second emergency exit on the east side of the patio area.

Entry into the outside dining and drinking area is from the access door along the south facing elevation of the building, or the wrought iron gate adjacent to the kitchen pod and parking lot. Customers can order food from the kitchen pod, and beverages from the main building (pass-thru drink service window on southwest corner) and eat and drink within the designated outside dining and drinking area.

Landscaping

The applicant is requesting a waiver of development standards for parking lot landscaping. The submitted landscape plan does not include parking lot landscaping such as landscape finger

islands required per Figure 30.64-14. There are existing landscape planters along Highland Drive; however, the applicant is proposing additional landscaping on the northwest corner and a wider landscape planter along the northeast corner of the parking lot. Landscape finger islands will also be added at the eastern end of the newer portion of the parking lot adjacent to the driveway along highland drive. New landscaping will include lantana groundcover, shrubs, and 24 inch box trees.

Elevations

The existing primary building has an overall height of 23 feet, 6 inches with tan and brown plastered walls with stone veneer accents. The elevation plan shows the 2 story building addition to be constructed on the west end of the existing main building, with an overall height of 38 feet. The exterior finishes of the building addition include brown and tan plaster walls to match the existing primary building color. A staircase on the west end of the building addition leads to the second floor of the building addition. The accessory building (kitchen pod) is a rectangular shaped pre-fabricated structure that has an overall height of 10 feet and will be painted to match the buildings on-site.

Floor Plans

The existing and primary building consists of restrooms, dance areas, private booths, and a bar area with customer seating. The first floor plan of the building addition shows a dance area, restrooms, bar area, and a staircase that leads to the second floor. Per the plans, the second floor consists of an additional bar area, customer seating, and additional restrooms. The proposed kitchen pod has an overall area of 340 square feet.

The proposed outside dining and drinking area has an overall area of 2,000 square feet, which includes dining tables and chairs, lounge seating, and a landscape planter that is adjacent to the seating areas along the south property line.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant's proposed parking lot re-design and addition of the outside dining and drinking area strives to upgrade the entire site so that the entire lot can be properly utilized. The design will enclose unused outdoor space on the southwest corner of the site. The parking lot redesign will increase the parking count, and enhance the vehicular circulation. The applicant states that since the establishment is within an industrial zone, having an outside dining and drinking area will not be a source of nuisance since it is not within one half mile of a residential or office professional uses. The business owner wishes to provide customers with warm food and larger seating areas with cleaner air and lower noise levels. The outside dining and drinking area has direct access from the main building, and the design of the space completely encloses customers away from the parking lot and the driveway along Highland Drive. By removing the unsightly parking garage, upgrading and increasing the parking spaces, and nestling the outside dining and drinking in a private area, the applicant believes these changes will provide a better experience for customers.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0076	Established an alternative parking requirement, and a design review to expand an existing adult cabaret and for building addition and accessory building	Approved by ZA	March 2020
WS-19-0901	Allowed increased animated sign area, increased area for a freestanding sign, and design review for signage	Approved by BCC	March 2020
WS-18-0979	Increased animated freestanding signage	Approved by BCC	February 2019
WS-18-0643	Request for signage including an animated (video) sign for a cannabis establishment	Approved by BCC	January 2019
DR-18-0071	Parking lot expansion (added 11 parking spaces) in conjunction with an existing adult cabaret; Site was originally 2 separate parcels and were a part of an industrial complex with shared parking. Both parcels were purchased and are no longer a part of the complex. Site has been combined via PM 124-99	Approved by BCC	June 2018
UC-0649-16	Hookah lounge in conjunction with an existing tavern and adult cabaret; permit a roof sign & increased sign area; exterior improvements to existing tavern & adult cabaret	Approved by BCC	November 2016
UC-0436-15	For an expansion of an adult use and exterior remodeled tavern within an existing commercial/warehouse complex with a design review	Approved by BCC	August 2015
WS-0200-02	Allowed an off-premises sign on the north parcel (site has been combined via PM 124-99)	Approved by PC	March 2002
WS-1105-01	Reduced parking for an appliance store and industrial uses	Approved by PC	October 2001
ADR-0761-01	Exterior remodeled of an adult cabaret	Approved by ZA	August 2001
ADR-0535-01	Exterior remodeled of an adult cabaret	Approved by ZA	June 2001
ADR-1019-00	Allowed an adult cabaret	Approved by ZA	December 2000
VC-0125-00	Reduced parking for a retail store, tavern, and warehouse	Approved by PC	March 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	M-1	Industrial buildings
South	Business and Design/Research Park	M-1	Existing warehouse/office building
East	Business and Design/Research Park & City of Las Vegas	M-1 & M	Industrial buildings
West	Business and Design/Research Park	M-1	Industrial buildings & mini-warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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. Staff has no objection to the applicant's requests. A proposed outside dining and drinking area should not pose negative impacts to the surrounding uses and existing businesses. Staff finds that the outside dining and drinking within this area is suitable since the site is completely surrounded by M-1 zoning and office/warehouse buildings and complexes. Establishments adjacent to the subject property are closed during the peak hours of the applicant's business. Although the establishment is not a typical restaurant, supper club, tourist club, or mixed use development, the applicant's business mirrors the same business model of any establishment that is directly customer service based, and the proposed outside dining and drinking area is appropriate; therefore, staff is in support of this request.

Waivers of Development Standards

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.

Waiver of Development Standards #1

Staff does not object to eliminating the 48 inch wide pedestrian access requirement around the perimeter of the outside dining and drinking patio area. The outside dining and drinking patio area has an overall area of 2,000 square feet and is enclosed on the north side by the main building and the kitchen pod. The east and west sides of the patio area are enclosed by a proposed 8 foot high block wall, and the south side includes the proposed block wall and a landscape planter. A 48 inch wide pedestrian access around the perimeter of the patio area is not

necessary since this area is nestled within the southwestern most corner (rear area) of the entire site. The patio area is 190 feet away from the nearest driveway (adjacent to Highland Drive to the east), and 40 feet away from a potentially busy parking lot (buffered by the main building). The design of the outside dining and drinking patio area has ample room for customers and staff to circulate throughout the patio area, and safely be away from vehicular traffic; therefore, staff can support this request.

Waiver of Development Standards #2

Staff does not object to the applicant's request to increase the wall height to 8 feet where 6 feet is permitted per Section 30.64.020. The proposed wall height is only for a portion of the subject parcel (southwest corner of the site to help enclose the outside dining and drinking area). The proposed wall is 45 linear feet along the west property line where the entire length of the west property line is approximately 147 feet. Along the south property line, the proposed 8 foot wall is approximately 87 linear feet where the entire length of the south property line is approximately 180 feet.

The proposed wall does not pose any adverse effects to the site since it is only for a portion of the site and the subject parcel is surrounded by industrial complexes. Lastly, the proposed wall is visually and physical buffered by the main building, the kitchen pod, the outside dining and drinking area, and a landscape planter with trees and shrubs. Staff is in support of this request.

Waiver of Development Standards #3

Staff does not usually support the reduction or elimination of the required parking lot landscaping per Figure 30.64-14. Parking lot landscaping helps the site with reducing dust, noise, glare and heat, wind control, water runoff onto streets, and decreases the heat index of a site. However, staff finds that the proposed landscape plan shows more landscaping than what the site currently has, although it does not comply with Figure 30.64-14. The proposed landscape plan depicts 2 landscape planters with lantana flowered groundcover on the northeast corner, 2 landscape finger islands with trees and groundcover on the east side of the parking lot, and widened landscape planter on the northeast corner of the site, which also includes trees, shrubs, and flowering groundcover. Staff finds that although the landscape design is an alternative to what is required, the proposed alternative is sufficient for the site and staff can support the request.

Design Reviews

The design of the proposed outside dining and drinking patio area is harmonious to the overall establishment and does not pose a visual nuisance to the site or to the neighboring establishments. The design is aesthetically pleasing and does not pose unwarranted effects. Furthermore, the parking lot re-design provides additional needed parking, and the circulation does not impede pedestrian and vehicular flow along Highland Drive. Staff is in support of both 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

- No amplified music or sound within the outside dining and drinking patio area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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.

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: SOUTHERN HIGHLANDS CENTERFOLDS

CONTACT: LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 SOUTH 4TH STREET, LAS VEGAS, NV 89101



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <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 checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" 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"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>9/29/20</u> PLANNER ASSIGNED: <u>JOR</u> ACCEPTED BY: _____ FEE: <u>\$1,825</u> CHECK #: <u>1912</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>ADULT</u> PUBLIC HEARING? <u>Y</u> TRAILS? <u>Y</u> PFNA? <u>Y</u>	APPLICATION NUMBER: <u>UC-20-0437</u> TAB/CAC: <u>Winchester</u> TAB/CAC MTG DATE: <u>10/27</u> TIME: <u>6pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/18/20</u> ZONE / AE / RNP: <u>M-1</u> PLANNED LAND USE: <u>CG</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y</u> LETTER DUE DATE: _____
	PROPERTY OWNER	NAME: <u>Omar Aldabbagh</u> ADDRESS: <u>205 Surtees Point Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u> TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: <u>omaraldabbach@aol.com</u>	
	APPLICANT	NAME: <u>Southern Highland Centerfolds Inc</u> (199182) ADDRESS: <u>2995 South Highland Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: _____ FAX: _____ CELL: <u>(702) 598-1408</u> E-MAIL: _____	
	CORRESPONDENT	NAME: <u>Brown, Brown and Premsrirut contact: Lora Dreja</u> (170880) ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702) 598-1408</u> FAX: <u>(702) 385-1023</u> CELL: _____ E-MAIL: <u>Lora@brownlawlv.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 16208705013

PROPERTY ADDRESS and/or CROSS STREETS: 2995 South Highland Drive

PROJECT DESCRIPTION: add outdoor drinking and dining with setback waiver

(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.

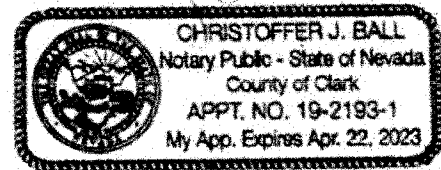
Property Owner (Signature) [Signature]

Property Owner (Print) Omar Aldabbagh

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 6/12/2020 (DATE)

By Omar Aldabbagh
 NOTARY PUBLIC [Signature]



***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.

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

September 18, 2020

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, NV 89101

WC-20-0437
JL

RE: Scores Cabaret 2995 Highland Drive. 162-08-705-013 APR-20-100177 Use Permits for Design review for outdoor dining and drinking with revisions to parking lot.

Dear Ms. Opiniano-Rowland,

PROJECT DESCRIPTION AND HISTORY: The subject adult cabaret on Highland Drive changed operatorship circa 2015. At that time, this was a 4,800 square foot building. That year, revisions were proposed to add a hookah lounge, change the façade and signage and dedicate more of the building to adult use. Parking code mandated on-site parking at a rate of 10 spaces per 1000 SF. To accommodate this requirement, warehouses on-site were converted to indoor valet parking spaces. Following demolition of a warehouse placed on the west property line, in 2019 a two story 4,000 square foot expansion, including a detached kitchen was approved (WS-20-0076) In lieu of using car lifts to meet parking requirement resulting from this expansion, a new parking standard of one parking space per 172 SF of cabaret was established (20-0076). For parking and infrastructure purposes two parcels were merged into 162-08-705-013 (previously 005, 006). The address was changed from 3013 Highland to 2995 Highland Drive.

DESIGN REVIEW REQUEST: OUTSIDE DINING: Scores cabaret wishes to continue improvements to their existing cabaret and tavern. With this application, we request additional improvements to include adding and outdoor dining option and redesigning the northern portion of the parking lot. More specifically, the design seeks to enclose unused outdoor space between the building and the south and west property line to make it useable. The proposed outdoor dining area is bound by an eight-foot wall enclosing the building to property line, around the previously approved kitchen to the west alley property line and closing on the north wall of the building. The previously approved floorplans and elevations have been modified to add a sliding glass access door as well as a drink service window to connect to the patio area.

PARKING LOT: Proposed revisions to the parking lot are away from the building and include only the northern half of this site. The previous parking layout used a singular access point with a driveway approved via WC-19-400097 (attached) and used an existing warehouse for interior parking spaces. No new driveways are proposed with this design. This application seeks to remove this unsightly warehouse then make suitable modifications to the parking layout in the new conditions. Access from Highland Drive remains in the current condition while minor modifications to increase landscaping along the street side property line are a result of altered interior circulation. Please see a rendering of the shape of the landscaping pod as an attachment to this letter. This redesigned parking lot yields 10 new spaces. Patio dining is parked at one space per 250 square feet (8 spaces). The site is now overparked.

Revised on-site circulation removes the need for parking attendants to access the north lot parking area. The south side will remain a two way drive aisle with 90 degree spaces. The northern/overflow lot is accessed by the alley as a one way drive aisle that circles onto the south portion of the site approximately 24 feet from the back of curb (Highland).

USE PERMIT REQUESTS 1. Allow Outside drinking and dining: This patio is intended to provide an alternative to the lights and loud music of the indoor cabaret. This use is allowed in an industrial zone with a use permit. The owner wishes to update the site by enclosing the area between the accessory kitchen and the main building via decorative wrought iron (emergency) gate to the parking lot and using CMU walls along the property line. The site is not within a ½ mile proximity of residential, office or hotel uses. It is therefore unlikely to be the source of nuisance noise or disruption.

2. Allow outside drinking and dining with and existing adult use that is not in conjunction with a supperclub/restaurant tourist or mixed- use project. Scores operates as a tavern that is grandfathered into a license that didn't require a kitchen. The County has established that food is a desirable accompaniment to taverns for the safety and well being of the community. In fact, current code requires taverns to provide warm meals. Because warm meals are a desirable amenity in conjunction with alcohol, the operator obtained previous approvals for an on-site permanently placed kitchen pod. While only waitresses, not patrons, have access to the pod, the business is not considered a restaurant or supper club. In order to serve food, the operator has determined the outdoor area is better suited for dining because it allows for larger tables, lower noise levels and cleaner air. As previously established, this use will not have an adverse/any impact on the surrounding area, but rather, provide a beneficial service to tavern patrons and comply with revised county code.

3. Waiver of Development Standards – condition for 48 inch pedestrian walkway. While this proposal meets criteria for a conditional use permit with regards to residential proximity, and interior/exterior circulation, there are three guidelines are not met and therefore a use permit is needed. A 48 foot wide perimeter access is not necessary around this patio. This is the only business on the parcel; pedestrians do not traverse this area and therefore the existing parking lot layout is sufficient for the circulation of this use. Also, the design requires patrons to enter and exit the property via the interior of the cabaret; it has clear boundaries as to where alcohol can be consumed. This interior access ensures that the addition of this patio does not change pedestrian circulation from previously approved site plans. (WS-20-0076).

Waiver of Development Standards- wall height: The applicant proposes an eight-foot barrier wall where six feet is allowed by code. The additional height is intended to screen the outdoor area from the noise, and activity of the surrounding industrial area. There are plant boxes along the interior perimeter to add visual interest and sound attenuation between the two uses. This CMU wall is compatible with the industrial area which has several walls surrounding outdoor storage yardss, chain link fences and unembellished buildings that characterize an industrial zone.

Waiver of interior parking lot landscaping: This layout does not provide parking lot landscaping as most patrons arrive at night-time and therefore do not benefit from shaded parking. Also, the character of the area is industrial, as such, parking lot landscaping is not needed for aesthetics. Two freestanding light fixtures will be installed in the interest of night-time safety.

In closing, we submit that removing and old and unsightly building and revising parking circulation to a more intuitive layout while updating curbside landscaping is an improvement to the as-built conditions.

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

Thank you for your consideration in this matter.



Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)	DEPARTMENT USE	APP. NUMBER: <u>VS-20-0431</u>	DATE FILED: <u>9-29-2020</u>
		PLANNER ASSIGNED: <u>BEB</u>	TAB/CAC DATE: <u>10-27 6p.m.</u>
		TAB/CAC: <u>Winchester</u>	
		PC MEETING DATE: <u>11-17-2020 7p.m.</u>	
		BCC MEETING DATE: _____	
		FEE: <u>875</u>	

PROPERTY OWNER	NAME: <u>BENJAMIN M. LOGSDON / GRD MARYLAND LV LLC</u>
	ADDRESS: <u>1805 STATE STREET, SUITE 101</u>
	CITY: <u>BETTENDORF</u>
	STATE: <u>IA</u>
	ZIP: <u>52722</u>
	TELEPHONE: <u>(563) 355-2022</u>
	CELL: _____
	E-MAIL: <u>BenL@focusdevco.com</u>

APPLICANT	NAME: <u>JOE CIRONE</u>
	ADDRESS: <u>7315 N. 16TH STREET, SUITE 101</u>
	CITY: <u>PHOENIX</u>
	STATE: <u>AZ</u>
	ZIP: <u>85020</u>
	TELEPHONE: <u>(602) 374-4148</u>
	CELL: <u>(480) 231-5684</u>
	E-MAIL: <u>jcirone@jmc-eng.com</u>
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>DRC Surveying Nevada Inc.</u>
	ADDRESS: <u>7080 La Cienega St. #200</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u>
	ZIP: <u>89119</u>
	TELEPHONE: _____
	CELL: <u>702-274-3250</u>
	E-MAIL: <u>dwertzier@drc-lasvegas.com</u>
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-11-201-011

PROPERTY ADDRESS and/or CROSS STREETS: NEC Maryland Pkwy & Vegas Valley
2882 S. Maryland Parkway

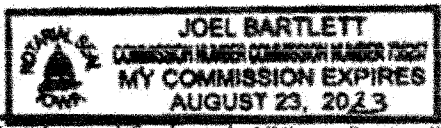
I (We) the undersigned swear and say that I am, We are the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and drawings attached hereto, and of 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.


 Property Owner (Signature)

Benjamin M Logsdon
 Property Owner (Print)

STATE OF Iowa
 COUNTY OF Jackson

SUBSCRIBED AND SWORN BEFORE ME ON 8/26/20 (DATE)
 BY Benjamin M Logsdon
 NOTARY PUBLIC: 



*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.

DRC Surveying Nevada, Inc.

Civil Engineering • Land Surveying • Planning
7080 La Cienega Street, Suite 200 LV, NV 89119 (Ph. 270-6119 Fax 932-6125)

August 27, 2020

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

Subject: Biolife
APN# 162-11-201-011

US-20-0431
PLANNER
COPY

On behalf of our client, GRD Maryland LV LLC, DRC Surveying Nevada would like to submit a request for a Vacation of Driveways, on approximately 2.4 +/- gross acres of land generally located on the northwest corner of Maryland Parkway and Valley View Drive.

As part of the re-hab work being under taken on this site, the driveway entrances are being upgraded to current standards. We are proposing to vacate the previous driveway easements and grant new ones that cover the driveways per current standards.

Sincerely,

Dennis Wertzler
Dennis Wertzler

For: