



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

October 29, 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.
 - 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: Mallory Cristales, (213) 949-0805, mallory.cristales@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 October 8, 2024. (For possible action)
- IV. Approval of the Agenda for October 29, 2024, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning:

11/19/24 PC

1. UC-24-0512-CANNON PROPERTIES, LLC:

USE PERMIT for a vehicle paint/body shop.

DESIGN REVIEW for new accessory structures in conjunction with a proposed vehicle paint/body shop on 1.15 acres in a CG (Commercial General) Zone. Generally located on the west side of Boulder Highway, 100 feet north of Sandhill Road within Winchester. TS/rg/kh (For possible action)

- VII. General Business:
 - Applications are available until November 14th at 5:30pm for appointments by the Clark County Board of County Commissioners to serve on the Winchester TAB for a two-year (2-year) term beginning January 2025 (for possible action)
 - Review FY 2025 budget request(s) and take input regarding suggestions for FY 2026 budget request(s). (For possible action).
- 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 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.
- IX. Next Meeting Date: November 12, 2024.
- X. 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

October 8th, 2024

MINUTES

Board Members:	Dorothy Gold – Member – PRESENT Judith Siegel – Member – PRESENT Christopher Hooper – Member – PRESENT	April Mench – Member – ABSENT Cristhian Barneond – Member – ABSENT
Secretary:	Mallory Cristales (213) 949-0805	mallory.cristales@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: George Garcia – County Liaison, N/A– Planner, & Mallory Cristales – Secretary. The meeting was called to order at 6:00 p.m.
- II. Public Comment: None
- III. Approval of the September 24, Minutes
Moved by: Barneond
Action: Approved
Vote: 3-0
- IV. Approval of Agenda for October 8, 2024.
Moved by: Hooper
Action: Approved
Vote: 3-0
- V. Informational Items:
 - Tree Give-a-Way at Winchester on Friday, October 11 at 3pm
 - Life in Death Festival November 1 & 2 at Winchester at 5pm.
- VI. Planning & Zoning

11/05/24 PC

1. UC-24-0478-MOONDOGGIES, LLC:

USE PERMIT for a restaurant and related facilities in conjunction with an existing commercial

building on 0.79 acres in an IL (Industrial Light) Zone and a CG (Commercial General) Zone. Generally located on the east side of Arville Street, 275 feet north of Desert Inn Road within Winchester. JJ/mh/kh (For possible action)

Moved by: Hooper

Action: Approved

Vote: 3-0

11/06/24 BCC

2. AR-24-400106 (UC-22-0498)-RESORTS WORLD LAS VEGAS, LLC:

USE PERMITS SECOND APPLICATION FOR REVIEW for the following: 1) a recreational facility; 2) fairgrounds; and 3) live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/tpd/kh (For possible action)

Moved by: Hooper

Action: Approved

Vote: 3-0

VII. General Business:

1. Applications are available until November 14th at 5:30pm for appointments by the Clark County Board of County Commissioners to serve on the Winchester TAB for a two-year (2-year) term beginning January 2025 (for possible action)
2. Review FY 2025 budget request(s) and take input regarding suggestions for FY 2026 budget request(s). (For possible action). **HOLD UNTIL NEXT MEETING.**

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be October 29, 2024 at 6pm.

X. Adjournment

The meeting was adjourned at 6:21pm.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., OCTOBER 29, 2024**

11/19/24 PC

1. **UC-24-0512-CANNON PROPERTIES, LLC:**
USE PERMIT for a vehicle paint/body shop.
DESIGN REVIEW for new accessory structures in conjunction with a proposed vehicle paint/body shop on 1.15 acres in a CG (Commercial General) Zone. Generally located on the west side of Boulder Highway, 100 feet north of Sandhill Road within Winchester. TS/rg/kh (For possible action)

11/19/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0512-CANNON PROPERTIES, LLC:

USE PERMIT for a vehicle paint/body shop.

DESIGN REVIEW for new accessory structures in conjunction with a proposed vehicle paint/body shop on 1.15 acres in a CG (Commercial General) Zone.

Generally located on the west side of Boulder Highway, 100 feet north of Sandhill Road within Winchester. TS/rg/kh (For possible action)

RELATED INFORMATION:

APN:

161-07-201-005

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3788 Boulder Highway
- Site Acreage: 1.15
- Project Type: Vehicle paint/body shop
- Number of Stories: 1
- Building Height (feet): 30 (commercial building)/10 & 15 (shade structures)
- Square Feet: 12,000 (commercial Building)/100 & 400 (shade structures)
- Parking Required/Provided: 24/35

Site Plan

The plan depicts an existing 12,000 square foot commercial building, centrally located within the site, which was previously a retail use (auto parts store). The proposed vehicle paint/body shop will now replace the existing use. The plan depicts 2 existing shade structures, a 100 square foot and a 400 square foot located on the southwest of the commercial building. These structures are to be used as a preparation area to wash and vacuum vehicles. Any paint/body shop work will happen inside the building. Previously, the trash enclosure was installed in the area where these shade structures are now located. A new trash enclosure will be located behind the building, north of the shade structures. The site is accessible via Boulder Highway only. Thirty-five parking spaces exist on the site where 24 are required for the new use.

Landscaping

The property has existing landscaping. The applicant has planted additional trees along the rear property line, adjacent to existing manufactured home park, which is now consists of double rows of trees for a total of 9 trees.

Elevations

The elevations depict an existing commercial building with no proposed changes. The plans also depict 2 shade structures consisting of metal finish that is colored white to match the commercial building. These structures measure 10 feet and 15 feet in height. The commercial building west elevation contains an existing roll-up door. The door was part of the expansion of the building that was previously approved by WS-0182-12.

Floor Plans

The plan depicts offices, break room, restrooms, spray booths, vehicle masking area, frame machine, car lift, welding area, vehicle body work area and utility rooms.

Applicant's Justification

The applicant states that the existing building will house the proposed vehicle paint/body shop. The building is located 205 feet from the shared property line with the mobile home park to the west. The nearest home is 35 feet away from the shared property, with a total distance of 240 feet from the commercial building. In addition, the existing roll up metal door on the rear side of the building is screen by the existing landscaping to the west property line. The site contains 2 accessory structures located on the rear side of the commercial building that will be used as a vehicle wash as an accessory use and not open to the public. Therefore, the applicant believes that the site is an ideal location for the proposed use.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0182-12	Waiver of development standards and design review for building expansion of an existing auto parts store	Approved by PC	June 2012
ADR-1336-04	Addition to an existing commercial building - expired	Admin Approved	December 2004
ZC-1082-00	A BCC initiated zone change to reclassify this site and other parcels from a C-3 zone to a C-2 zone to implement Title 30	Approved by BCC	September 2000
ZC-2085-96	Reclassified the site from H-2 to C-3 zoning to allow a tool and equipment sales and rental yard in conjunction with an existing auto parts store	Approved by BCC	January 1997
UC-0081-69	Approved to construct a 6,000 square foot building for an auto parts store	Approved by BCC	January 1970

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
Northwest	Corridor Mixed-Use	CG	Vehicle sales
Southeast	Corridor Mixed-Use	H-2	Vehicle sales
Northeast	Compact Neighborhood	RS5.2	Approved single-family residential development
Southwest	Corridor Mixed-Use	H-2 & RS5.2	Manufactured home park

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.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Use Permit & Design Review

The applicant has requested a use permit for a vehicle paint/body shop which is required within the CG zone. The proposed vehicle paint/body shop will have the paint booth, prep and body work area. In all zones vehicle paint/body repair work must occur within an enclosed building which is indicated on the plans. The building is set back 205 feet from the shared property line with the mobile home park. Manual vehicle wash is permissible as an accessory use since it is not open to the public. Staff can support the requests since the proposed use will take place in an enclosed building which is located more than 200 feet from mobile home park, additional landscaping has been provided to create double rows of trees to mitigate the impact of the roll-up door and the carwash, and there are sufficient parking spaces on-site.

The subject site contains 2 non-permitted shade structures to be used as manual vehicle wash and vacuum of the repaired vehicles. The trash enclosure will be relocated from the area where the accessory structures are located to the rear side of the commercial building. Both the shade structures and trash enclosure are located away from the public right-of-way. The structures have

been painted to match the building. If approved the applicant is required to obtain building permits for the shade structures and the new trash enclosure location.

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

- 1 year to complete the building permit and inspection process for the shade structures and trash enclosure or the application will expire unless extended with approval of an extension of time;
- No outdoor storage shall be permitted within the landscaping area along the rear property line;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised the shade structures may be used for handwash/vacuum only and cannot be used for vehicle paint/body shop activities, 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

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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: BROTHERS BODY SHOP, INC.

CONTACT: BROTHERS BODY SHOP, INC, 3738 BOULDER HIGHWAY, LAS VEGAS, NV 89121