



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

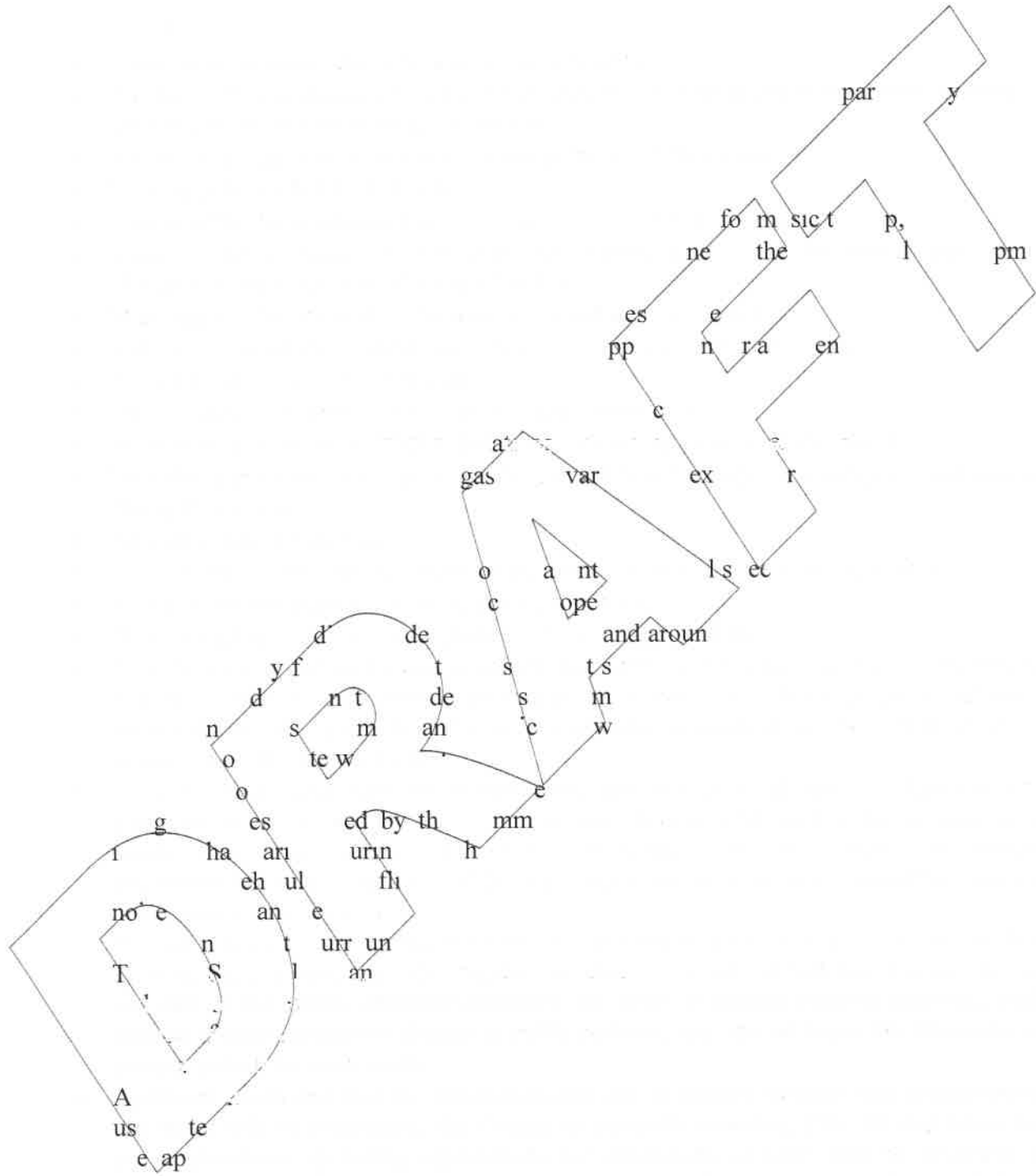
IX. Next Meeting Date

The next regular meeting will be August 8, 2023

X. Adjournment

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

DRAFT



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 PPTY-S-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