



Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr.

Las Vegas, NV 89121

February 26, 2019

6:00 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two 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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Beatriz Martinez at 702-455-0560 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members:

John J. Delibos– Chair
Robert Mikes - Vice Chair
Ken Dayton

Judith Siegel
Roxana Valadares

Secretary:

Beatriz Martinez, 702-455-0560, beatriz.martinez@clarkcountynv.gov

County Liaison:

Beatriz Martinez, 702-455-0560, beatriz.martinez@clarkcountynv.gov

I. Call to Order, Invocation, Pledge of Allegiance, 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 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 Chair or the Board/Council by majority vote.

III. Approval of Minutes January 29, 2019 (For possible action)

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES -- MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

IV. Approval of Agenda for February 26, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.
None.

VI. Planning & Zoning

1. **UC-19-0104-COUNTY OF CLARK (LV CONV AUTH):**
USE PERMITS for the following: 1) a restaurant; 2) office as a principal use; and 3) reduce width of pedestrian access around the perimeter of an outside dining area.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) pedestrian walkways within parking lots; 3) landscaping; and 4) allow existing pan driveways to remain.
DESIGN REVIEWS for the following: 1) modifications to the exterior of an existing commercial building; and 2) modifications and expansion of an existing parking lot on a 0.8 acre portion of a 3.2 acre parcel in a P-F (Public Facility) Zone and H-1 (Limited Resort and Apartment) Zone in an MUD-1 Overlay District. Generally located on the north side of Convention Center Drive, 160 feet east of Channel 8 Drive within Winchester. TS/al/ja (For possible action)

BCC 03/20/19

VII. General Business

None.

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/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 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 Chair or the Board/Council by majority vote.

IX. Next Meeting Date: March 12, 2019

X. 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 & 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/>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager



Winchester Town Advisory Board

January 29, 2019

MINUTES

Board Members: Kenneth Dayton – Chair – **PRESENT**
Judith Siegel – Vice Chair – **PRESENT**
Robert O. Mikes, Jr. – **EXCUSED**
John Delibos – **PRESENT**
Roxana Valladeres- **PRESENT**

Secretary: Beatriz Martinez 702-455-0560 beatriz.martinez@clarkcountynv.gov

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
Greg Cerven; Planning, Beatriz Martinez; Town Liaison. The meeting was called to order at 6:00 p.m.
- II. Public Comment
None
- III. Approval of January 15, 2019 Minutes

Moved by: Dayton
Approve minutes as submitted
Vote: 4-0 Unanimous

Approval of Agenda for January 29, 2019

Moved by: Dayton
Approve agenda as submitted
Vote: 4-0 Unanimous
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)
None

VI. Planning & Zoning:

1. AR-18-400272 (WS-0029-17)-RESORTS WORLD LAS VEGAS, LLC:

WAIVER OF DEVELOPMENT STANDARDS THIRD APPLICATION FOR REVIEW to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with a previously approved resort hotel (Resorts World) on portions of 87.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Resorts World Drive within Winchester. CG/md/ja (For possible action)

MOVED BY- Siegel

APPROVE- With applicant's request to come back for review in 6 months instead of 3 months.

VOTE: 4-0 Unanimous

IV. General Business

1. Winchester Town Advisory Board Members to elect a Chair and Vice Chair to serve a 2 year term (for discussion and possible action)

MOVED BY- Dayton

APPROVE- Mr. Delibos nominated and unanimously voted to be Chair and Mr. Mikes was nominated and unanimously voted to serve as Vice Chair

VOTE: 4-0 Unanimous

2. Winchester Town Advisory Board to approve yearly meeting calendar (for discussion and possible action)

MOVED BY- Dayton

APPROVE- With the postponement of the December 31, 2019 meeting.

VOTE: 4-0 Unanimous

3. Winchester Town Advisory Board to review and/or revise bylaws (for discussion and possible action)

MOVED BY- Dayton

APPROVE

VOTE: 4-0 Unanimous

VII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be February 12, 2019

IX. Adjournment

The meeting was adjourned at 6:14 p.m.

DRAFT

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., FEBRUARY 26, 2019**

03/20/19 BCC

1. **UC-19-0104-COUNTY OF CLARK (I.V CONV AUTH):**
USE PERMITS for the following: 1) a restaurant; 2) office as a principal use; and 3) reduce width of pedestrian access around the perimeter of an outside dining area.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) pedestrian walkways within parking lots; 3) landscaping; and 4) allow existing pan driveways to remain.
DESIGN REVIEWS for the following: 1) modifications to the exterior of an existing commercial building; and 2) modifications and expansion of an existing parking lot on a 0.8 acre portion of a 3.2 acre parcel in a P-F (Public Facility) Zone and H-1 (Limited Resort and Apartment) Zone in an MUD-1 Overlay District. Generally located on the north side of Convention Center Drive, 160 feet east of Channel 8 Drive within Winchester. TS/al/ja (For possible action)

RESTAURANT AND OFFICE
(TITLE 30)

CONVENTION CENTER DR/CHANNEL 8 DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0104-COUNTY OF CLARK (LV CONV AUTH):

USE PERMITS for the following: 1) a restaurant; 2) office as a principal use; and 3) reduce width of pedestrian access around the perimeter of an outside dining area.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) pedestrian walkways within parking lots; 3) landscaping; and 4) allow existing pan driveways to remain.

DESIGN REVIEWS for the following: 1) modifications to the exterior of an existing commercial building; and 2) modifications and expansion of an existing parking lot on a 0.8 acre portion of a 3.2 acre parcel in a P-F (Public Facility) Zone and H-1 (Limited Resort and Apartment) Zone in an MUD-1 Overlay District.

Generally located on the north side of Convention Center Drive, 160 feet east of Channel 8 Drive within Winchester. TS/al/ja (For possible action)

RELATED INFORMATION:

APN:

162-09-802-001 ptr

USE PERMITS:

1. A restaurant as a principal use in an H-1 zone.
2. An office as a principal use in an H-1 zone.
3. Reduce the width of a pedestrian access around an outside dining area to 20 inches where a minimum of 48 inches is required per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 53 spaces where a minimum of 93 spaces are required per Table 30.60-1 (a 43% reduction).
2. Waive requirements for pedestrian walkways within parking lots where required per Section 30.60.050.
3. a. Permit alternative landscaping along Convention Center Drive where landscaping per Figure 30.64-17 is required.
b. Permit alternative landscaping within parking areas where landscaping per Figure 30.64-14 is required.
4. Permit existing pan driveway to remain where driveways per Uniform Standard Drawing 222.1 is required.

**LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST**

BACKGROUND:

Project Description

General Summary

- Site Address: 252 Convention Center Drive
- Site Acreage: 0.8 acre portion of 3.2 acres
- Project Type: Restaurant and office use with in an existing building
- Number of Stories: 2
- Building Height (feet): 22.5
- Square Feet: 10,500 building/650 patio
- Parking Required/Provided: 93/53

History

This property is part of a shopping center that was constructed in 1966. In September 2018 the Las Vegas Convention and Visitors Authority (LVCVA) acquired the property with plans to demolish the shopping center and use the set to expand convention facilities. There is an existing restaurant (Bagelmania) within another property that was also acquired by the LVCVA for expanded convention facilities. The owners of the restaurant made an agreement with the LVCVA to keep this 0.8 acres portion of the property in an H-1 zone and allow the restaurant to be relocated into the existing building. ZC-18-0843 was approved to reclassify the majority of the property to a P-F zone for the expanded convention facilities and MSM-18-600110 was filed to combine the other parcel in this area into one lot for the LVCVA and to separate the existing retail building into a separate lot for the restaurant.

Site Plan

This site is located on the southwest corner of the property and access to the site is provided by 2 existing pan driveways from Convention Center Drive. Parking for the restaurant is located to the south, east and west of the building. A one way drive aisle is located along the west side of the building. The plans depict a patio area for outside dining being added to the southeast corner of the building.

Landscaping

The plan depicts a minimum 3 foot wide landscape area with an attached sidewalk along Convention Center Drive between the 2 existing driveways. Landscape areas of various widths are located on the northwest, northeast and southeast corners of the site. There are other landscape areas within the parking lot at the northeast and southeast corners of the building. All of these landscape areas consist of decorative rock and cacti.

Elevations

The existing building is 2 stories, 22.5 feet in height and has a flat roof behind a parapet wall. The exterior of the building will consist of a stucco finish painted in earth tone colors with the bottom portion of the walls having a flag stone veneer. The doors and windows will be replaced with new aluminum and glass windows and door systems. A decorative metal screen wall will

be added to the south side of the outside dining area at the south east corner of the building. Gates will be added to the east and south sides of the outside dining area to exit and for emergencies with the primary entrance to the outside dining area being from the interior of the restaurant.

Floor Plans

The building is 2 stories with a total area of 10,500 square feet. The second floor of the building has an area of 2,500 square feet with internal and external access and this area will be used for offices. The first floor has an area of 8,000 square feet and will be the restaurant. The outside dining area is 650 square feet in area. The plans indicate the restaurant will have a seating capacity for approximately 188 customers.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed restaurant will be open for breakfast and lunch service but not for dinner. It is anticipated that the majority of the customers will be drawn from the convention activities from the abutting properties and not from local residences. Most of the customers will be from foot traffic, ride share, bus, or taxi; therefore, the proposed parking will be adequate for the site. Additionally, the applicant states they are working on agreements with other businesses in the area for shared parking. The restaurant and office area are appropriate uses in this area. The proposed landscaping is consistent with existing and approved projects in this area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0843	Reclassified a total of 8.8 acres, including 2.4 acres of the subject parcel, to a P-F zone for a convention facility/exposition hall in conjunction with the Las Vegas Convention and Visitors Authority	Approved by BCC	December 2018
VS-18-0844	Vacated Kishner Drive	Approved by BCC	December 2018
MSM-18-600110	Minor subdivision map to create 2 parcels	Administratively Reviewed	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Commercial Tourist	P-F	Undeveloped parcels approved for convention facilities, exposition halls & outside display area

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South & West	Commercial Tourist	H-1	Commercial uses, hotel & motel (Royal Resort and Villa Roma)

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.

This site is in an area designated for Commercial Tourist development in the land use plan. The Commercial Tourist area is intended for a variety of commercial, high density residential, public facilities, resorts, and entertainment venues. Office and restaurant uses have been conducted in this area for decades and are compatible uses with existing and approved developments in this area. Therefore, staff supports the use permits.

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

The proposed restaurant will have limited hours of operation and is located in an area where most of the customers will be drawn from the convention activities on the abutting properties. Therefore, there should be limited use of personal vehicles to travel to this site. Additionally, the applicant can work with other businesses in this area for shared parking agreements should additional parking be necessary. Therefore, staff does not object to the waiver.

Waiver of Development Standards #2

This site will be a remnant parcel from an existing shopping center that is to be demolished to allow for expanded convention facilities for the LVCVA. The requirement for pedestrian walkways within the parking lot is to reduce potential pedestrian/vehicle conflicts. This site is limited in area and the parking lot is made of shorter drive aisles with straight runs. The design for the parking lot will limit speeds which will mitigate potential pedestrian/vehicle conflicts. Therefore, staff can support the waiver.

Waiver of Development Standards #3a & #3b

There are several existing developments in this area that have limited landscaping adjacent to streets and no landscaping within the parking lots. The LVCVA facilities in this area have limited landscaping within parking lots to allow greater flexibility for events within the parking lots. The landscaping proposed by the applicant will be consistent and compatible with existing and approved developments in this area and staff can support the waivers.

Design Reviews

The proposed changes to the building will improve the appearance of the building and will also enhance the area.

Waiver of Development Standards #4

Public Works

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

- 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

- Traffic study and compliance.

Building Department - Fire Prevention

- 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: SOMERSET PROPERTY, LLC

**CONTACT: SIEGEL COMAPNIES, 3790 PARADISE RD, SUITE 250, LAS VEGAS, NV
89169**

DRAFT

**CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER
UC-19-0104/COUNTY OF CLARK(LV CONV AUTH)

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Analysis

Waiver of Development Standards #4

Staff finds the request to leave the 2 existing pan driveways to be a potential safety hazard. With the expansion of the Las Vegas Convention Center and a number of proposed hotel developments in the area, pedestrian and vehicular traffic is expected to increase. Commercial curb return driveways afford a vehicle to make a smoother transition into a site, thereby exiting the right-of-way at a higher speed than a pan driveway. Additionally, curb return driveways would bring the sidewalk into compliance with American's with Disabilities Act standards. Finally, curb return driveways create a longer throat depth than the existing 3 foot long throat.

Recommendation:
Denial of Waiver of Development Standards #4.

Applied by: Jason Allswang
Date entered: 2/19/2019

Preliminary Conditions

If approved:

- Traffic study and compliance.
- Off-site improvements and drainage studies with future development. /ja

Applied by: Jason Allswang
Date entered: 2/19/2019

APN(s):
162-09-802-001