

IV. Approval of Agenda for May 14, 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. **WC-19-400052 (UC-0466-11 (WC-0040-13))-HACMT, LLC & INDUSTRIAL ROAD HOLDINGS, LLC: WAIVER OF CONDITIONS** of a waiver of conditions on a use permit requiring that a cover shall be placed over the pool limiting occupants from entering the pool during after hour day club events in conjunction with a detached pool venue on a portion of 6.2 acres in a M-1 (Light Manufacturing) Zone in the MUD-1 and Adult Use Overlay Districts. Generally located on the west side of Sammy Davis Jr. Drive, 1,100 feet south of Circus Circus Drive within Winchester. TS/jvm/ja (For possible action) **06/05/19 BCC**

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: May 28, 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

April 9, 2019

MINUTES

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

Secretary: Victoria Bonner, 702-883-4662 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
Mark Dononue; Planning, Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary. The meeting was called to order at 6:03 p.m.
- II. Public Comment
None
- III. Approval of March 26, 2019 Minutes

Moved by: Delibos
Approve minutes as submitted
Vote: 4-0 Unanimous
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)

Beatriz Martinez invited the community to neighborhood cleanup on April 13, 2019 at Mack Middle School-4250 Karen Ave Las Vegas, NV 89121 and to a Meet and Great at the Hollywood Recreation Center, on April 11, 2019. Roxana Valadares invited the community to children's feast on April 20, 2019 at the Winchester Community Center.

VI. Planning & Zoning:

1. **UC-19-0199-KRANE,ALAN WILLIAM & JOAN,GAY:**

USE PERMIT for a vehicle rental business

DESIGN REVIEW for an outside display area with a proposed vehicle rental business in conjunction with an existing retail commercial center on a portion of 18.5 acres in a C-2 (General Commercial) Zone in the MUD-2 and SOSA (South of Sahara) Overlay Districts.

Generally located on the south side of Sahara Avenue and the west side of Market Street within Winchester. TS/dg/ja (For Possible Action) **05/08/19 BCC**

Moved By- Delibos

Denied

Vote: 4-0

IV. General Business

None

VII. Public Comment

ShaRonda Ramos introduced the Friends of Winchester board members.

VIII. Next Meeting Date

The next regular meeting will be April 30, 2019

IX. Adjournment

The meeting was adjourned at 6:51 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., MAY 14, 2019**

06/05/19 BCC

1. WC-19-400052 (UC-0466-11 (WC-0040-13))-HACMT, LLC & INDUSTRIAL ROAD HOLDINGS, LLC:
WAIVER OF CONDITIONS of a waiver of conditions on a use permit requiring that a cover shall be placed over the pool limiting occupants from entering the pool during after hour day club events in conjunction with a detached pool venue on a portion of 6.2 acres in a M-1 (Light Manufacturing) Zone in the MUD-1 and Adult Use Overlay Districts. Generally located on the west side of Sammy Davis Jr. Drive, 1,100 feet south of Circus Circus Drive within Winchester. TS/jvm/ja (For possible action)

06/05/19 BCC AGENDA SHEET

NIGHTCLUB POOL
(TITLE 30)

SAMMY DAVIS JR. DR/CIRCUS CIRCUS DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-19-400052 (UC-0466-11 (WC-0040-13))-HACMT, LLC & INDUSTRIAL ROAD HOLDINGS, LLC:

WAIVER OF CONDITIONS of a waiver of conditions on a use permit requiring that a cover shall be placed over the pool limiting occupants from entering the pool during after hour day club events in conjunction with a detached pool venue on a portion of 6.2 acres in a M-1 (Light Manufacturing) Zone in the MUD-1 and Adult Use Overlay Districts.

Generally located on the west side of Sammy Davis Jr. Drive, 1,100 feet south of Circus Circus Drive within Winchester. TS/jvm/ja (For possible action)

RELATED INFORMATION:

APN:

162-09-302-006 ptn

LAND USE PLAN:

WINCHESTER/PARADISE / COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 6.2 (portion)
- Project Type: Non-adult use daytime pool club
- Square Feet: 20,518 (entire indoor/outdoor pool venue)
- Parking Required/Provided: 728/463

Site Plans

The approved plans show a 15,590 square foot outdoor pool venue on the south side of an existing 63,158 square foot building that includes an adult cabaret (Sapphire). The pool club was proposed as a non-adult use that is totally separate both physically and operationally from the adult club. The pool venue includes indoor and outdoor areas with amenities such as pools, hot tubs, cabanas, sitting areas, bars, DJ booth, and other accessory uses. A portion of the parking on the west side of the pool venue was modified and enhanced with landscaping. Additional parking is located on the north side of the existing building and connected by a 10 foot wide drive aisle. Access is shown onto Sammy Davis Jr. Drive.

Landscaping

A 20 foot wide landscape area is shown along the east side of the pool venue between the screen wall and the existing sidewalk along Sammy Davis Jr. Drive.

Elevations

The approved plans depict a wall connected to the existing building between 10 feet and 14 feet high surrounding the pool venue, including along Sammy Davis Jr. Drive. The wall has been constructed with painted stucco over concrete masonry units, decorative split-face CMU planter walls, and a pre-finished panelized decorative metal finish system.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0466-11 (WC-0040-13):

Current Planning

- Hours of operation between 10:00 a.m. and 7:00 p.m. for the day club and pool;
- Hours of operation between 7:00 p.m. and 2:00 a.m. for after-hour events in the day club (without use of the pool);
- A cover shall be placed over the pool limiting occupants from entering the pool during after-hour day club events;
- Curtains on the sides and front vertical planes of the cabanas shall not be fully closed at anytime;
- Interior access/connections limited to employee access only between the adult use and the non-adult use day club via a pathway connection through back-of-house areas.
- Applicant is advised that temporary signs are not permitted without land use approval and/or building permits.

Listed below are the approved conditions for UC-0466-11:

Current Planning

- No patron or VIP access between the existing adult club and daytime pool club;
- No nudity and no topless women;
- Hours of operation between 10:00 a.m. and 7:00 p.m.;
- No one under 21 years of age allowed;
- No adult use activities;
- No curtains or doors on cabanas, which will remain open and visible at all times;
- The non-adult use daytime pool club shall operate separately from the adult use;
- No interior connections between the adult use and the non-adult use daytime pool club;
- No audio/visual connections with the existing adult use;
- Compliance with all requirements of the Settlement Agreement;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- All applicable standard conditions for this application type.
- Applicant is advised that approval of this application does not constitute or imply approval of an adult use/s, liquor or gaming license or any other County issued permit, license, or approval; any change in circumstances or regulations may be justification for

the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Traffic study and compliance, project may qualify for an exception to the traffic analysis with Public Works Development Review Division approval;
- Driveway must be 32 feet wide and per Clark County Area Unified Standard Drawings 222.1 and 225.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that additional capacity and connection fees will need to be addressed.

Applicant's Justification

The applicant states that they may hold events where using the pool may be appropriate and would like to have the ability to do so.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-18-900557	New porte-cochere and other improvements	Approved Administratively	August 2018
WC-18-400081 (UC-0466-11)	Waiver of conditions to allow topless women	Approved by BCC	March 2018
UC-0606-17	Expand an existing tavern	Approved by BCC	September 2017
WS-0707-16	Animated (video) freestanding sign	Approved by BCC	December 2016
DR-0991-14	Wall sign for an approved restaurant	Approved by PC	February 2015
UC-0466-11 (WC-0040-13) (CC-0060-13)	Clarification of conditions of a previous use permit and waiver of conditions for a daytime pool on a portion of this site	Approved by BCC	July 2013
UC-0466-11 (WC-0040-13)	Waiver of conditions of a previous use permit related to an adult use and the non-adult use daytime pool club in conjunction with an existing building consisting of an adult cabaret, other commercial uses, and tenant spaces	Approved by BCC	June 2013
UC-0344-12	Restaurant & office uses with reduced parking	Approved by PC	September 2012
UC-0466-11	Original application for a pool and day club	Approved by BCC	November 2011
ADR-1520-08	Expansion of an existing adult cabaret	Approved Administratively	December 2008
DR-1702-02	Allow an exterior building remodel, floor plan changes, and waive perimeter wall requirements	Approved by BCC	January 2003

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1614-02	Allow the relocation of the supper club's entrance door – expired	Approved by BCC	December 2002
UC-0988-02	Allow a supper club in a separate portion of the building – expired	Approved by PC	August 2002
ADR-0556-02	Allow the existing adult cabaret and incidental retail sales within a 39,688 square foot portion of the building	Approved Administratively	July 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Office building
South	Commercial General	M-1	Industrial/commercial building with an adult use & commercial uses
East	Commercial Tourist & Public Facilities	H-1 & P-F	Developing Resorts World Resort Hotel & a fire station
West	City of Las Vegas	M	Developed property

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff finds that there is no practical reason for the pool to not be utilized during appropriate activities at this pool venue. In the original application the request was presented as a pool and day club to the Board of County Commissioners. As a result, the approved application included several conditions to ensure that the club and pool would be utilized and operated as presented; a non-adult use. The applicant is now requesting that the pool be allowed to be used during after-hours events. Staff agrees with the applicant that because the pool is surrounded by 14 foot high walls, the use of the pool will have no impact on the surrounding properties; therefore, staff can support the request.

Staff Recommendation

Approval

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SHACMT, LLC

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

DRAFT



LAND USE APPLICATION

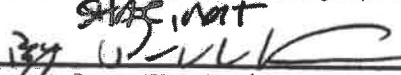
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT


SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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 checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>UC-0466-11</u> (OBJECTIVE APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (OBJECTIVE APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (OBJECTIVE APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>4-12-19</u> PLANNER ASSIGNED: <u>JVM</u> ACCEPTED BY: <u>TLK</u> FEE: <u>475</u> CHECK #: _____ COMMISSIONER: <u>TS</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> TRAILS? Y / N PFNA? Y / N APPROVAL/DENIAL BY: _____
	PROPERTY OWNER	NAME: <u>SHACMT LLC</u> ADDRESS: <u>3025 Sammy Davis Jr Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>(702) 731-5080</u> FAX: _____ CELL: _____ E-MAIL: <u>Pfeinstein747@gmail.com</u>
	APPLICANT	NAME: <u>Same</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: _____
	CORRESPONDENT	NAME: <u>Brown, Brown & Premsrirut c/o Lora Dreja</u> 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>

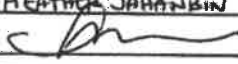
ASSESSOR'S PARCEL NUMBER(S): 162-09-302-006
 PROPERTY ADDRESS and/or CROSS STREETS: 3025 Sammy Davis Jr. Drive
 PROJECT DESCRIPTION: WC-0466-11 Street Condition Three

(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 insure 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)*


 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON FEB APRIL 11, 2019 (DATE)
 By: HEATHER JAHANBIN
 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.

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

April 11, 2019

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

RE: Waiver of Conditions UC-0466-11 (WC-0040-13) 162-09-302-006


Dear Sir/Madam:

On behalf of our client, Sapphire Day Club, we respectfully request reconsideration a condition related to the detached pool venue. Specifically, the condition reads "a cover shall be placed over the pool limiting occupants from entering the pool during and after hour day club events."

The property wishes to host an after hours party on July fourth 2019. The theme of the party is to kick off the summer vacation season by screening the movie "Jaws." Allowing guests in the water is in keeping with this theme.

Please phone me at 598-1408 if you have concerns or further questions.

Thank you.


Lora Dreja
Land Entitlements