



Winchester Town Advisory Board

March 10, 2020

MINUTES

Board Members: John Delibos – Chair – **Present**
Robert O. Mikes, Jr. – Vice Chair- **Present**
Kenneth Dayton – **Present**
Judith Siegel – **Present**
Roxana Valladares – **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 Rob Kiminski; Planning, Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary. The meeting was called to order at 6:02p.m.
- II. Public Comment
None
- III. Approval of February 25, 2020 Minutes
Moved by: Delibos
Approve as submitted
Vote: 5-0 Unanimous
- IV. Approval of Agenda for March 10, 2020
Moved by: Delibos
Hold Item #2 to the next TAB meeting on April 28,2020.
Vote: 5-0 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 Town Hall. This will be held at the Hollywood Recreation

Center on March 12, 2020 from 5:30 p.m. to 6:30 p.m. Job Fair at the Clark County Government Center. This will be held on April 3, 2020 from 9:00 a.m. to 2 p.m.

VI. Planning & Zoning:

1. **UC-20-0103-MEESE FAMILY TRUST & MEESE ROBERT H & MICHELLE C TRS:**
USE PERMIT to allow retail sales and services (sale of car batteries, starters, and alternators) within an existing office/warehouse facility on 1.1 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District. Generally located on the north side of Desert Inn Road, 390 feet west of Wynn Road within Winchester. JJ/al/jd (For possible action) **04/07/20 PC**

Moved By- Mikes
Approve – with staff conditions
Vote: 5-0 Unanimous

2. **ZC-20-0135-BOULDER HIGHWAY, LLC:**
ZONE CHANGE to reclassify 6.8 acres from R-1 (Single Family Residential) Zone and H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.
USE PERMITS for the following: **1)** vehicle paint/body shop; and **2)** vehicle repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced separation for vehicle paint/body shop to a residential use; **2)** reduced separation for vehicle repair to a residential use; **3)** mechanical equipment screening; **4)** landscaping; **5)** eliminate sidewalk around the base of buildings; **6)** eliminate cross access; **7)** nonstandard improvements in the right-of-way; and **8)** modified commercial driveway geometrics.
DESIGN REVIEW for vehicle sales and repair facility. Generally located on the south side of Glen Avenue and the southwest side of Boulder Highway within Winchester (description on file). TS/al/xx (For possible action) **04/08/20 BCC**

Hold to TAB meeting on April 28, 2020
Vote: 5-0 Unanimous

VI. General Business

The US Census Bureau gave a presentation about the upcoming 2020 Census.

VII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be March 31, 2020

IX. Adjournment

The meeting was adjourned at 6:34 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., JUNE 30, 2020**

07/08/20 BCC

1. **AR-20-400044 (UC-0899-14)-MRC I FUNDING CORPORATION:**
USE PERMIT THIRD APPLICATION FOR REVIEW of temporary outdoor commercial events not on the same property as an existing licensed business on 1.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Convention Center Drive and Paradise Road within Winchester. TS/sd/ja (For possible action)

TEMPORARY OUTDOOR
COMMERCIAL EVENTS
(TITLE 30)

CONVENTION CENTER DR/PARADISE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-20-400044 (UC-0899-14)-MRC I FUNDING CORPORATION:

USE PERMIT THIRD APPLICATION FOR REVIEW of temporary outdoor commercial events not on the same property as an existing licensed business on 1.4 acres in an N-1 (Limited Resort and Apartment) Zone.

Generally located on the southwest corner of Convention Center Drive and Paradise Road within Winchester. TS/sd/ja (For possible action)

RELATED INFORMATION:

APN:

162-09-806-005; 162-09-806-006

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3175 Paradise Road, 365 Convention Center Drive
- Site Acreage: 1.4
- Project Type: Temporary outdoor commercial events

Request

The original request approved by the Board of County Commissioners in February 2015 was to allow different types of temporary outdoor commercial events to be conducted on the 2 subject parcels. The subject properties are located on the southwest corner of Convention Center Drive and Paradise Road. Code requires all temporary outdoor commercial events to be licensed through and on the same property as an existing licensed business. There are no development plans submitted with this request because the applicant is anticipating the site will be used by multiple users with different requirements. The following are the proposed temporary events:

- Overflow convention space for potential exhibitors or vendors for certain conventions held at the Las Vegas Convention Center (LVCC).
- Staging for taxi, limousine, shuttle, and other transportation services to help alleviate congestion and ease traffic flow with larger conventions at the LVCC.

- Large equipment placement that relates to shows at the LVCC, i.e., dump trucks or cranes for ConExpo.
- Overflow parking should it be required for conventions or as requested by the LVCVA.

Site Plan

The site consists of 2 undeveloped parcels that were previously developed as a tavern/nightclub with unrestricted gaming (The Beach). The buildings for the tavern/nightclub were demolished in 2007. Access to the site is provided by 2 existing driveways, 1 from Convention Center Drive and the other from Paradise Road. There is an existing decorative metal fence along the north and west sides of the site to control access to the site when not in use.

Landscaping

No changes were proposed to the existing landscape areas in conjunction with the original application. There are existing landscape areas located along Convention Center Drive and Paradise Road consisting of trees, shrubs, and groundcover.

Signage

Signage was not a part of the original use permit and is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for AR-18-400234 (UC-0899-14):

Current Planning

- Until December 19, 2020 to review as a public hearing.
- Applicant is advised that 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.

Listed below are the approved conditions for UC-0899-14:

Current Planning

- 1 year to commence and review as a public hearing;
- Maximum 6 events per year;
- Submit a temporary commercial use application for each event;
- Dust mitigation per the Department of Air Quality.
- Applicant is advised that no more than 2 extensions of time will be considered; any change in circumstances or regulations may be justification for the denial of an extension of time; an administrative temporary use application must be filed a minimum of 15 working days prior to each event, which will include a site plan for each event; signage is limited to on premise events only; and that on premise signage is limited to the duration of the temporary commercial event.

Public Works – Development Review

- Gates to remain open during business hours when being used for temporary events.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that permits for each special event will be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at time of development, if connecting to the public sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

Applicant's Justification

The applicant states that the requested review is being submitted pursuant to the conditions of approval of UC-0899-14 (AR-18-400234). The applicant is requesting that this application for review have no further reviews be required. In the alternative, if any further reviews are imposed any review date should coincide with other existing land use approvals (UC-1223-07) & (WS-0237-08) associated with this lot.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400267 (UC-1223-07)	Fifth extension of time for the expansion of the Gaming Enterprise District, a resort hotel consisting of 3,250 hotel rooms, and 250 resort condominiums	Approved by BCC	February 2019
AR-18-400265 (WS-0237-08)	Fifth application for review for an outdoor tent	Approved by BCC	February 2019
AR-18-400234 (UC-0899-14)	Second application for review for temporary outdoor commercial events	Approved by BCC	December 2018
WS-0237-08 (AR-0171-16)	Fourth application for review for an outdoor tent	Approved by BCC	January 2017
UC-1223-07 (ET-0170-16)	Fourth extension of time for the expansion of the Gaming Enterprise District, a resort hotel consisting of 3,250 hotel rooms, and 250 resort condominiums	Approved by BCC	January 2017
UC-0899-14 (AR-0003-16)	First application for review for temporary outdoor commercial events	Approved by BCC	March 2016
UC-0899-14	Original application for temporary outdoor commercial events not on the same property as a licensed business	Approved by BCC	February 2015
WS-0237-08 (ET-0126-13)	Third extension of time to allow an outdoor tent for gaming to keep the non-restricted gaming license active	Approved by BCC	February 2014
UC-1223-07 (ET-0127-13)	Third extension of time for the expansion of the Gaming Enterprise District and a resort hotel	Approved by BCC	February 2014

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0756-12	Temporary outdoor commercial events not on the same property as an existing licensed business - expired	Approved by PC	March 2013
WS-0237-08 (ET-0046-11)	Second extension of time to review an outdoor tent	Approved by BCC	June 2011
UC-1223-07 (ET-0045-11)	Second extension of time for the expansion of the Gaming Enterprise District and a resort hotel	Approved by BCC	June 2011
UC-0675-09	Parking lot and signage - expired	Approved by BCC	March 2010
UC-1223-07 (ET-0321-09)	First extension of time for the resort hotel with resort condominiums	Approved by BCC	January 2010
WS-0237-08 (ET-0322-09)	First extension of time to review an outdoor tent	Approved by PC	January 2010
WS-0237-08	Allowed outdoor tent for gaming to keep the non-restricted gaming license active	Approved by PC	April 2008
UC-1223-07	Expansion of the Gaming Enterprise District, a resort hotel consisting of 3,250 hotel rooms, and 250 resort condominiums	Approved by BCC	December 2007
UC-0786-06	Allowed a 39 story, 300 hotel room, 300 resort condominium resort hotel (The Beach) on the northeast corner of the subject site	Approved by BCC	August 2006

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Parking lot for Las Vegas Convention Center
South	Commercial Tourist	H-1	Hotel
East	Public Facilities	P-F	Las Vegas Convention Center
West	Commercial Tourist	H-1	Restaurant

STANDARDS FOR APPROVAL:

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

Analysis

Current 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.

Since the last review, 1 temporary event has been conducted on the subject property. Staff continues to recommend a review of the temporary events on the site due to the fact the site is also being used for another temporary use (temporary tent for gaming) and concurs with the applicant's request to align the timing of the review with WS-0237-08, which allowed an outdoor tent for gaming to keep the non-restricted gaming license active.

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

- Until December 19, 2021 to review.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MRC FUNDING, LLC

CONTACT: JENNIFER LAZOVICH, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
- APPLICATION REVIEW (AR)
 - AR-18-400235 (UC-0899-14)

STAFF

DATE FILED: _____
 PLANNER ASSIGNED: SWD
 ACCEPTED BY: SWD
 FEE: \$475
 CHECK #: _____
 COMMISSIONER: T.S
 OVERLAY(S)? _____
 PUBLIC HEARING? Y N
 TRAILS? Y N PFNA? Y N
 APPROVAL/DENIAL BY: _____

APP. NUMBER: AD-20-400044
 TAB/CAC: Winchester
 TAB/CAC MTG DATE: 6/30 TIME: 6PM
 PC MEETING DATE: _____
 BCC MEETING DATE: 7/8/20
 ZONE / AE / RNP: H1
 PLANNED LAND USE: CR
 NOTIFICATION RADIUS: 500 SIGN? Y N
 LETTER DUE DATE: _____
 COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: MRC Funding, LLC
 ADDRESS: PO Box 579
 CITY: Louisville STATE: TN ZIP: 37777
 TELEPHONE: 000-000-0000 CELL: 000-000-0000
 E-MAIL: n/a

APPLICANT

NAME: MRC Funding, LLC
 ADDRESS: PO Box 579
 CITY: Louisville STATE: TN ZIP: 37777
 TELEPHONE: 000-000-0000 CELL: 000-000-0000
 E-MAIL: n/a REF CONTACT ID #: n/a

CORRESPONDENT

NAME: Kaempfer Crowell - Ann Pierce
 ADDRESS: 1980 Festival Plaza Drive., Suite 650
 CITY: Las Vegas STATE: NV ZIP: 89135
 TELEPHONE: 702-792-7000 CELL: 000-000-0000
 E-MAIL: jjl@kcnvlaw.com REF CONTACT ID #: 168693

ASSESSOR'S PARCEL NUMBER(S): 162-09-806-005 & 006 164674
 PROPERTY ADDRESS and/or CROSS STREETS: Paradise Road and Convention Center Drive
 PROJECT DESCRIPTION: Required Review

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.

Carolyn B. Handion
 Property Owner (Signature) * Carolyn B. Handion, Manager
Property Owner (Print)

STATE OF Maryland
 COUNTY OF Montgomery
 SUBSCRIBED AND SWORN BEFORE ME ON April 24, 2020 (DATE)
 By: Debra S. Goltz
 NOTARY PUBLIC Debra S. Goltz



*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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kcnvlaw.com
702.792.7050

April 30, 2020

VIA EMAIL

Clark County
Current Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

RE: Justification Letter
APN: 162-09-806-005 & 006

To Whom It May Concern:

Please be advised, this firm represents the applicant. On behalf of the applicant, we are filing for the required review/extension of time for UC-899-14 (AR-18-400234). This application was approved in 2018 and will expire on December 19, 2020. The original application was approved in 2015 (UC-899-14) and since that time we have been consistently filing for extensions of time/reviews to allow this type of use to continue.

The current approval allows temporary outdoor commercial events not on the same property as an existing licensed business. The lot is located on the southwest corner of Convention Center Drive and Paradise Road. The lot is located across the street from the convention center and is routinely used for temporary events when conventions are held.

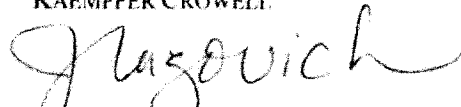
We are now asking for a third application for review to allow these types of events to continue. Although the review date is not until December 2020, the applicant is actively working on contracts for temporary events in early January 2021 and needs assurances that this use can continue.

Finally, since this is the third request to continue this use and it is likely that the use may continue for several years, we would ask that no further reviews be required. In the alternative, we would ask that if further reviews are imposed, the review date should coincide with other existing land use approvals (UC-1223-07 & WS-237-08) for this lot.

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL


Jennifer Lazovich

JJL/sfm

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AR 20-400014