



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

June 11, 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.
 - 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: April Mench, Chairperson
 Dorothy Gold, Vice Chairperson
 Judith Siegel
 Cristhian Barneond
 Christopher Hooper

Secretary: Valerie Leiva, (702) 468-9839, and valerieleivaccnv@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 May 28, 2024. (For possible action)
- IV. Approval of the Agenda for June 11, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **ET-24-400056 (WS-20-0082)-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** eliminate parking lot landscaping; **2)** alternative parking design standards; and **3)** reduce throat depth.
DESIGN REVIEW for a parking lot expansion in conjunction with an existing retail, office, and warehouse complex on 14.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester and Paradise. TS/tpd/ng (For possible action)

07/03/24 BCC
- 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 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: Next Meeting Date.
- 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

May 28, 2024

MINUTES

Board Members:	Dorothy Gold – Member – ABSENT Judith Siegel – Member – PRESENT Christopher Hooper – Member – PRESENT	April Mench – Member – PRESENT Cristhian Barneond – Member – ABSENT
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 Liaison, Nairee Agulian – Planner, & Valerie Leiva – Secretary. The meeting was called to order at 6:03 p.m.
- II. Public Comment: None
- III. Approval of the May 14, 2024, Minutes
 - Moved by: Hooper
 - Action: Approved
 - Vote: 3-0
- IV. Approval of Agenda for May 28, 2024.
 - Moved by: Hooper
 - Action: Approved
 - Vote: 3-0
- V. Informational Items: None
- VI. Planning & Zoning

- 1. **TM-24-500045-MARYLAND GK LEGACY, LLC:**
TENTATIVE MAP for a 1 lot commercial subdivision on 3.86 acres in an CG (Commercial General) Zone in the Maryland Parkway (MPO) Overlay. Generally located 400 feet south of Karen Avenue and on the east side of Maryland Parkway within Winchester. TS/rg/ng (For possible action)

06/04/24 PC

Moved by: Siegel
Action: Approved
Vote: 3-0

VII. General Business: None

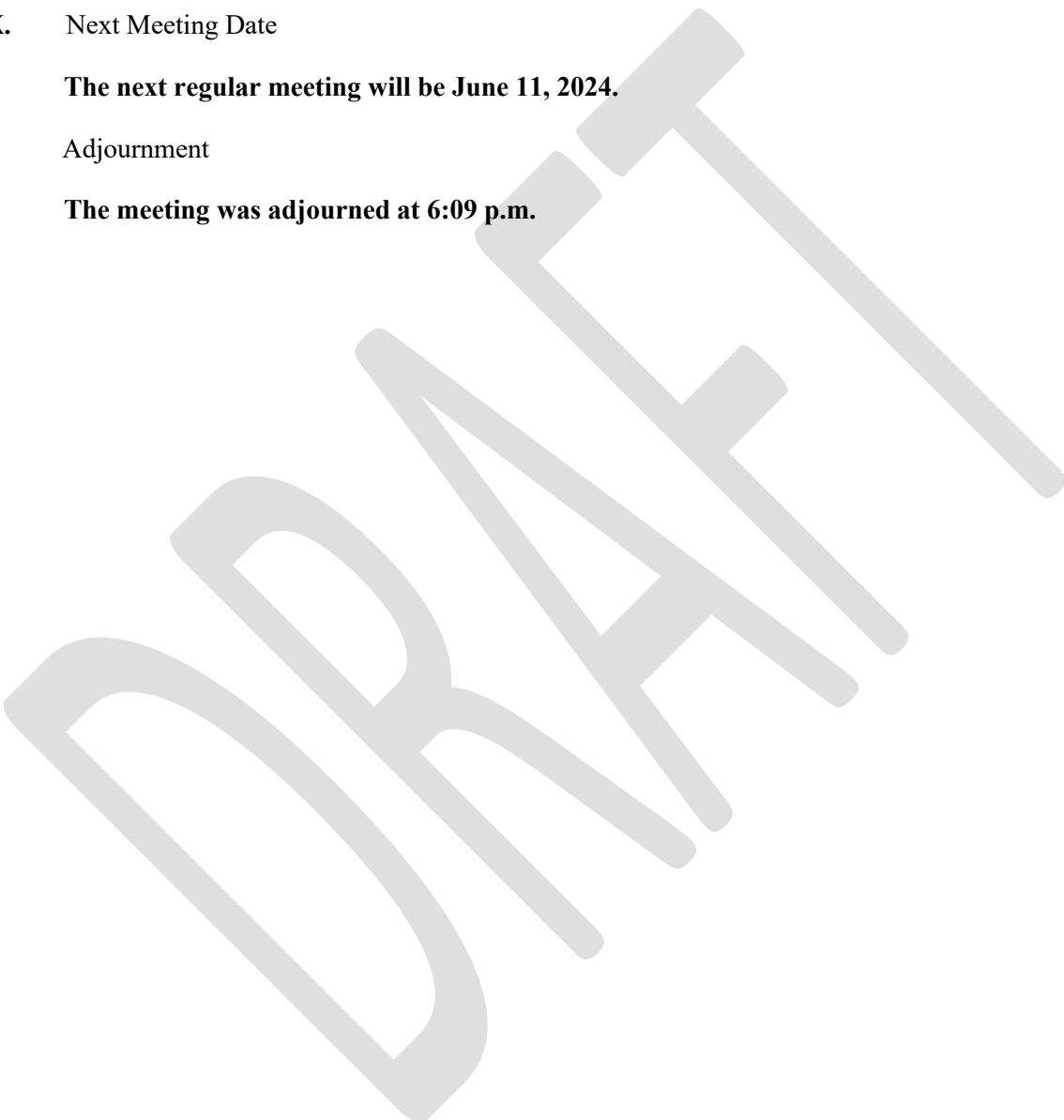
VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be June 11, 2024.

X. Adjournment

The meeting was adjourned at 6:09 p.m.



**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., JUNE 11, 2024**

07/03/24 BCC

1. **ET-24-400056 (WS-20-0082)-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** eliminate parking lot landscaping; **2)** alternative parking design standards; and **3)** reduce throat depth.
DESIGN REVIEW for a parking lot expansion in conjunction with an existing retail, office, and warehouse complex on 14.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester and Paradise. TS/tpd/ng (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400056 (WS-20-0082)-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS:

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** eliminate parking lot landscaping; **2)** alternative parking design standards; and **3)** reduce throat depth.

DESIGN REVIEW for a parking lot expansion in conjunction with an existing retail, office, and warehouse complex on 14.0 acres in an IL (Industrial Light) Zone.

Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester and Paradise. TS/tpd/ng (For possible action).

RELATED INFORMATION:

APN:

162-08-805-009; 162-08-899-034; 162-08-899-036; 162-08-899-038; 162-17-502-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate parking lot landscaping where landscaping per Figure 30.64-14 and Section 30.60.050 is required.
2. Allow a surface parking lot without pedestrian walkways where required per Section 30.60.050.
3. Reduce throat depth to 21 feet on Highland Drive where 150 feet is required per Uniform Standard Drawing 222.1 (a 79.3% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2548 W. Desert Inn Road
- Site Acreage: 14
- Project Type: parking lot expansion in conjunction with an existing retail, office, and warehouse complex
- Parking Required/Provided: 284/661

Site Plans/Request

The approved plans depict an existing retail, office and warehouse complex with parking. The purpose of the previously proposed development was to re-design the existing parking area on the north side of the parcel and to expand the parking area onto a leased parcel under and north

of the Wilbur Clark Desert Inn Road elevated roadway. The existing parking area north of the existing building was re-designed to remove the prior industrial use railroad spur line which accessed the site. It also proposed re-striping 40 tandem parking spaces for future valet services at the building. A new driveway was shown centrally located to access the new parking lot (right-of-way properties) to the north, under the Wilbur Clark Desert Inn Road and the remainder of the parcel to the north. The parking areas located under the elevated roadway and to the north of the roadway will be provided access by a new 32 foot wide driveway entrance with 21 feet of throat depth to Highland Drive. Power lines were shown located along Highland Drive and bisected the parcel in an east/west direction to the north of Wilbur Clark Desert Inn Road. To the north of the proposed parking area, there is an existing 40 foot wide private drive shown that provided access to APN 162-08-805-002 and was separated by an existing fence and pavement, which was not to be used for access to the proposed parking lot.

Landscaping

The approved plans depict a parking lot landscaping reduction for the parking areas south of Wilbur Clark Desert Inn Road that was approved by UC-19-0381. The proposed parking areas under the Wilbur Clark Desert Inn Road and to the north were shown with rockscape islands and with an approximate 20 foot wide landscape area adjacent to Highland Drive.

In August 2021, revised plans were submitted showing non-organic landscaping along Highland Drive and in the parking lot area to show compliance with the condition of approval.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-22-400092 (WS-20-0082):

Current Planning

- Until May 6, 2024 to commence and review.
- Applicant is advised that 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

- Compliance with previous conditions

Listed below are the approved conditions for WS-20-0082:

Current Planning

- Provide metal/weather-resistant representation of plants spaced 1 per 30 feet along Highland Drive (3 north of the Highland Drive entrance and 5 south of the Highland

Drive entrance) and within the proposed parking areas, along with boulder accents within the new parking lot islands within 2 years;

- Provide low level solar lighting along Highland Drive and the new parking lot islands within 2 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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

- Coordinate with Public Works – Development Review on the traffic study and compliance;
- 2 year review to determine if circulation and ingress/egress have conflicts with the reduction in throat depth;
- Nevada Department of Transportation approval.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Applicant’s Justification

The applicant states that the plans have been filed for permits but not yet approved. The applicant changed architects and engineers and there was some confusion regarding permits. A meeting with Public Works was held and a schedule for completion of permit comments was determined. It is anticipated the permit will be issued within the next month.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0438	Cannabis establishment (consumption lounge) with waivers for reduced separation and reduced parking	Approved by BCC	September 2023
ET-22-400092 (WS-20-0082)	First extension of time for a parking lot expansion in conjunction with an existing cannabis establishment	Approved by BCC	September 2022
UC-21-0126	Daycare within an existing retail, office, and warehouse complex - Withdrawn without prejudice	Withdrawn at PC	July 2021
UC-20-0346	On-premises consumption of alcohol (supper club) in conjunction with an existing retail, office, and warehouse complex	Approved by PC	October 2020
WS-20-0083	Increased freestanding sign area and animated sign area for an existing cannabis establishment and retail, office, and warehouse complex	Approved by BCC	May 2020

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0082	Eliminated parking lot landscaping; allowed an alternative parking lot design standard; and reduced throat depth in conjunction with an existing cannabis establishment and retail, office, and warehouse complex	Approved by BCC	May 2020
UC-19-0380	Cannabis establishment (production) in conjunction with an existing office/warehouse complex consisting of 2 buildings with dispensary and retail marijuana store	Approved by BCC	July 2019
WS-18-0850	Signage for cannabis establishment (dispensary) roof signs and electronic graffiti wall	Approved by BCC	December 2018
ADR-18-900699	Operation of a water feature in conjunction with an approved dispensary and retail cannabis facility	Approved by ZA	October 2018
UC-18-0703	Increased wall sign area, allowed a cannabis dispensary as the only business advertising on a freestanding sign, roof signs where not permitted, electronic or animated sign where not permitted, and a retail cannabis facility (roof sign and electronic graffiti wall were withdrawn)	Approved by BCC	October 2018
VS-18-0570	Vacated and abandoned right-of-way (portion of Desert Inn Road)	Approved by BCC	September 2018
UC-18-0122	Cannabis establishment (dispensary) in conjunction with an approved retail cannabis store; and design review for modifications to an existing office/warehouse complex consisting of 2 buildings	Approved by BCC	April 2018
UC-17-1076	Cannabis establishment (retail store) with a waiver to reduce parking and modified an existing office/warehouse complex	Approved by BCC	February 2018
UC-0722-06	Sales center in conjunction with an approved mixed-use development, and waivers for reduced parking and sign requirements - expired	Approved by BCC	July 2006
UC-1899-05	Mixed-use high-rise condominium development with setback waiver and waiver of conditions for noise level reductions - expired	Approved by BCC	February 2006
NZC-1697-04	Reclassified the property from M-1 to H-1 zoning for a mixed-use high-rise development - expired	Approved by BCC	February 2005
UC-0206-03	Secondhand sales retail facility with waivers to reduce parking - expired	Approved by PC	March 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Business Employment	IL	Industrial complex
East	Corridor Mixed-Use & Business Employment	IL	Industrial complex

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

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

In August 2023, a new Title 30 was adopted and effective January 2024. Staff can support another extension of time request for this project. However, staff may not be able to support any future extension of time request, as all projects are expected to comply with the new Title 30 regulations. Finally, staff also recommends a review period to ensure the prior condition for xeriscaping and lighting are complied with and to review any conflicts resulting from the reduction in throat depth.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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 May 6, 2026 to commence and review.
- Applicant is advised 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

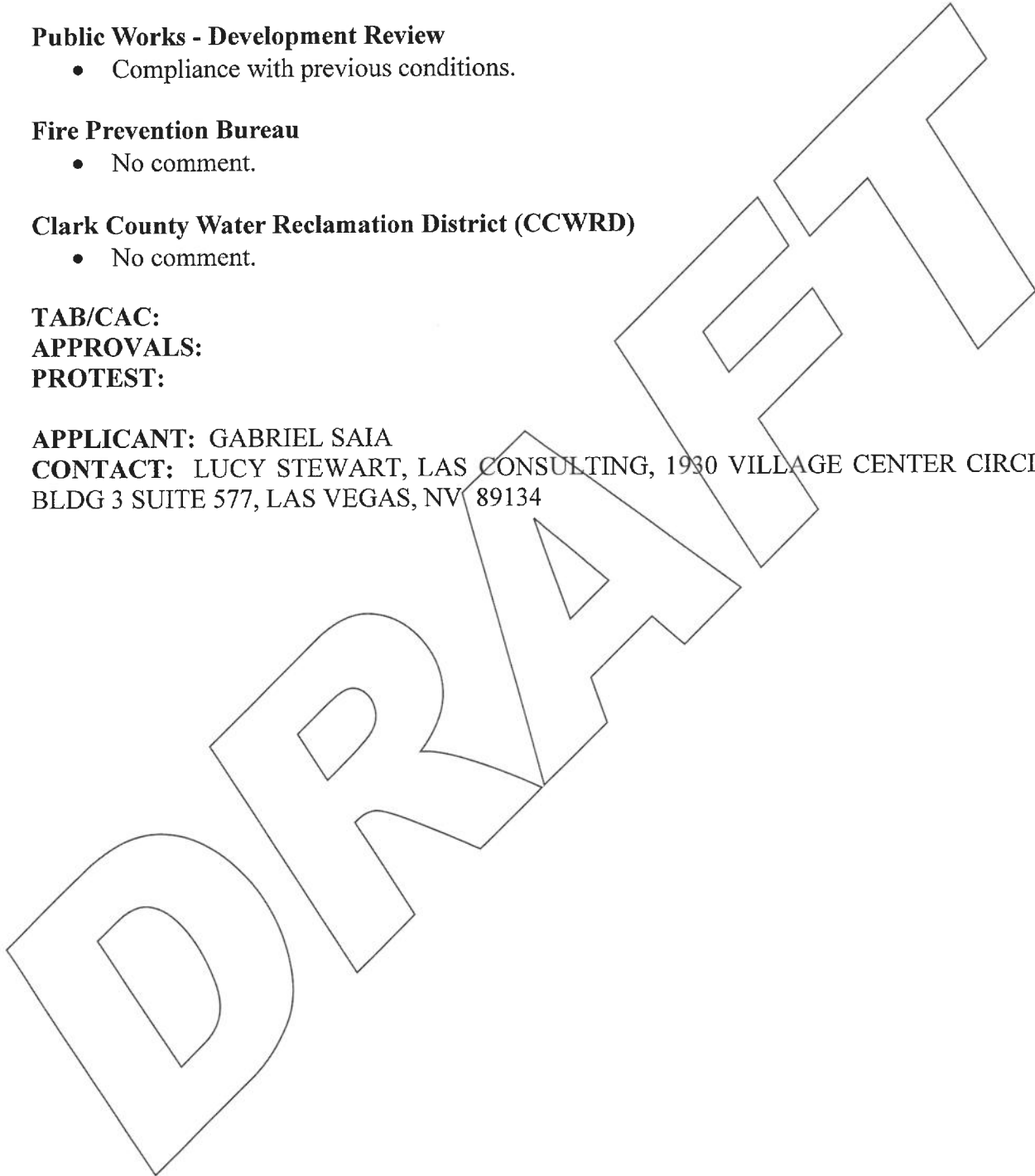
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: GABRIEL SAIA

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 SUITE 577, LAS VEGAS, NV 89134



ET-24-400056
App



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-08-805-009, 162-08-899-034, 036, 038, 162--17-502-002

PROPERTY ADDRESS/ CROSS STREETS: N. side of Desert Inn, east side of Highland

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time for a parking lot for Planet 13

PROPERTY OWNER INFORMATION

NAME: Nevada Department of Transportation (NDOT) ROW Division

ADDRESS: 1263 Stewart St.

CITY: Carson City STATE: NV ZIP CODE: 89712

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Saia Family Trust Gabriel Saia, Trustee

ADDRESS: 2120 E. 6th St Suite 16

CITY: Tempe STATE: AZ ZIP CODE: 85288 REF CONTACT ID # 273352

TELEPHONE: 480-804-1076 CELL 480-220-2030 EMAIL: Gabe@eIRES.com

CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting Inc.

ADDRESS: 1930 Village Center Circle Bldg 3-577

CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577

TELEPHONE: _____ CELL _____ EMAIL: stewplan@gmail.com

*Correspondent will receive all communication on submitted application(s).

(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 and 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.

[Signature]
Property Owner (Signature)*

Gabriel Saia
Property Owner (Print)

4-24-24
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input checked="" type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) ET-24-400056

PC MEETING DATE —

BCC MEETING DATE 7/03/24

TAB/CAC LOCATION Paradise
Winchester

DATE 6/11/24
6/11/24

ACCEPTED BY Tyler (tpd)

DATE 5/7/24

FEES \$1,100.00

GT-24-400056
JL

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell

April 30, 2024

**PLANNER
COPY**

Current Planning, Comprehensive Planning
500 Gran Central Pkwy, 1st floor
Las Vegas, NV 89155

RE: Planet 13 Dispensary Parking lot, 162-08-805-009 & 502-002; 162-08-899-034pt, 036, & 038
Extension of Time WS-20-0082

Dear Sir or Madam:

Please accept this letter as our request for an extension of time for a design review and waiver for additional parking lot below the Desert Inn super arterial overpass. In 2018 when the retail facilities and the production facility was relocated, 280 parking spaces were required, and 225 parking spaces were provided. A waiver for a parking waiver was approved. This application revised the parking at the north end of the site by creating a drive thru to the NDOT property and creating tandem valet parking at the north end of the building. Valet parking will be provided during the business hours. The parking now is provided at 661 spaces provided and 284 spaces provided, more than twice the required parking. The building is being built in phases, ultimately, the additional uses will require the parking lot. They would like to build it in advance of the need for the spaces.

A long-term lease was negotiated with the Nevada Department of Transportation (NDOT) to provide additional parking under the overpass. This is an efficient use of land that is just sitting vacant, while providing additional spaces for the center. With the additional parking spaces, 661 spaces are provided, where 284 spaces are required. In addition, this allows for a driveway on Highland Drive, providing relief for some of the traffic along Desert Inn.

Waivers approved:

- 1- A waiver to landscaping since plants will not grow under the overpass, nor in the shadow of the overpass. The parking lot will not be seen by the street and serves no aesthetic purpose nor relieving a hot spot since the area will be shaded. In addition, there is an overhead power line which restricts the planting below it. Water is not available behind the Planet 13 complex, so it is not available to extend to the lot north of the site.

2- A waiver to allow throat depth of 31 feet where throat depth for parking lots >201 cars is 150 feet

There are two exits (one on Desert Inn) so the throat depth is 75 feet for each driveway. The design of the parking lot is based on the impacts of the overpass. There are big steel poles on Highland for NV Energy, there are structural columns for the overpass, and utility boxes, all impact the design of the parking lot.

Addition of the parking lot is behind the building and will mostly be accessed from Desert Inn. We anticipate most of the traffic for this driveway will be exiting and the reduced throat depth will have minimal impact on the traffic.

The plans have been filed for permits but not yet approved. The applicant changed architects and engineers and there was some confusion regarding permits. A meeting with public works was held and a schedule for completion of permit comments was determined. It is anticipated the permit will be issued within the next month.

We believe this to be an excellent addition to the existing facility and respectfully request your approval.

Yours truly,

Lucy Stewart

Lucy Stewart

**PLANNER
COPY**