



Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr.

Las Vegas, NV 89121

September 08, 2020

6:00pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- 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 and is/will be available on the County's website at www.clarkcountynv.gov.

Board/Council Members: John J. Delibos, Chairperson
 Robert Mikes, Vice Chairperson
 Ken Dayton
 Judith Siegel
 Roxana Valladares

Secretary: Victoria Bonner, 702-335-9205, victoriabelleb@gmail.com

County Liaison(s): Beatriz Martinez, 702-455-0506, beatriz.martinez@clarkcountynv.gov

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 Minutes August 25, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
 LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
 YOLANDA T. KING, County Manager

- IV. Approval of the Agenda for September 08, 2020 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

1. **UC-20-0346-SAIA GABRIEL GOMES JR. REV LIV TR & SAIA GABRIEL GOMES JR. TRS:**

USE PERMIT for on-premises consumption of alcohol (supper club) in conjunction with an existing retail and office/warehouse complex on a portion of 14.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester. TS/md/jd (For possible action) **10/06/20 PC**

General Business

- 1. Review/Finalize FY 2021 budget request(s) and take public comment on the budget request(s). (For possible action).
- 2. Nominate and appoint a representative and alternate to the CDAC for 2020/2021. (For possible action)

VII. 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.

VIII. Next Meeting Date: September 29, 2020

IX. 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 and 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>



Winchester Town Advisory Board

August 25, 2020

MINUTES

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

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
Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of August 11, 2020 Minutes
Moved by: Delibos
Approve as submitted
Vote: 3-0 Unanimous
- IV. Approval of Agenda for August 25, 2020
Moved by: Delibos
Approved as submitted
Vote: 3-0 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 Covid-19 testing sites. This will be held at the Cox Pavilion

at UNLV.

VI. Planning & Zoning:

1. **ET-20-400087 (UC-0446-17) -TWJ PALMS, LLC:**

USE PERMITS FIRST EXTENSION OF TIME to commence the following: 1) a High Impact Project; 2) a multiple family residential development; 3) grocery store; 4) pharmacy; 5) offices; 6) retail sales and services; 7) restaurants; 8) alcohol sales, beer and wine packaged only; 9) alcohol sales, liquor packaged only; 10) alcohol, on-premises consumption (service bar, supper club, tavern); 11) arcade; 12) art gallery/studio; 13) personal services; 14) caterer; 15) child care facility; 16) health club; 17) jewelry sales; 18) kiosk/information (outdoor); 19) photo studio; 20) sporting goods; and 21) museums.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) permit alternative street designs within the SOSA Overlay District; 3) allow parking areas between streets and front building facades where not permitted; 4) reduce the percentage of transparent glass contained within the ground floor facade of commercial buildings; and 5) increase the number of driveways allowed from the adjacent streets.

DESIGN REVIEWS for the following: 1) a proposed multiple family residential development; and 2) a proposed shopping center on 13.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 and SOSA Overlay Districts. Generally located on the west side of State Street between Sahara Avenue and Karen Avenue within Winchester. TS/jgh/jd (For possible action) **09/16/20 BCC**

Moved By- Mikes
Approve – with staff conditions
Vote: 3-0 Unanimous

VI. General Business

Review FY 2019/2020 budget request(s) and take public input regarding suggestions for FY 2020/2021 budget request(s).

VII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be September 08, 2020

IX. Adjournment

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

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., SEPTEMBER 8, 2020**

10/06/20 PC

1. **UC-20-0346-SAIA GABRIEL GOMES JR. REV LIV TR & SAIA GABRIEL GOMES JR. TRS:**
USE PERMIT for on-premises consumption of alcohol (supper club) in conjunction with an existing retail and office/warehouse complex on a portion of 14.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester. TS/md/jd (For possible action)

10/06/20 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

DESERT INN RD/HIGHLAND DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0346-SAIA GABRIEL GOMES JR. REV LIV TR & SAIA GABRIEL GOMES JR. TRS:

USE PERMIT for on-premises consumption of alcohol (supper club) in conjunction with an existing retail and office/warehouse complex on a portion of 14.0 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester. TS/md/jd (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 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2548 W. Desert Inn Road, Suite 105
- Site Acreage: 14 portion
- Project Type: Supper club
- Number of Stories: 1
- Building Height (feet): 31
- Square Feet: 5,087 (supper club)/114,576 (overall development)
- Parking Required/Provided: 354/661

Site Plans

The plans depict a proposed supper club in conjunction with an existing retail and office/warehouse complex on a portion of 14 acres. The supper club is specifically located on APN 162-08-805-009 which includes the existing development. The existing commercial development consists of a banquet facility, marijuana establishment (production) facility, marijuana establishment (retail marijuana store and dispensary), and office/warehouse space in an existing office/warehouse building. All of the uses are located in the office/warehouse building on the east side of the site, the other building on the property is located near the southwest corner of the property and separated by existing fencing that is not a part of this

request. Access to the site is granted via existing commercial driveways located along Desert Inn Road and Highland Drive.

Landscaping

All site and street landscaping exists and no additional landscaping is proposed or required.

Elevations

The plans depict an existing building consisting of previously approved modifications including a 22 foot high decorative feature replacing the approved porte-cochere and a raised planter wall along the front elevation of the building. The maximum building height is 31 feet to the top of the parapet walls matching the height of the remaining rear portion of the office/warehouse building. The exterior finishes of the building consist of neutral colors, metal mesh panel accents, store front windows, and decorative CMU block. No changes are proposed or required to the exterior of the building.

Floor Plans

The plans depict a 5,087 square foot lease space consisting of various tables and booths for dining patrons, a bar area, a kitchen, restroom facilities, refrigerators, and a freezer. The supper club is located within the interior of the building, with the primary entrance to the existing retail and office/warehouse complex located on the south side of the building oriented towards Desert Inn Road.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, a restaurant with a service bar was previously approved within this suite. The developer of the existing retail and office/warehouse complex is taking over the restaurant space and creating a Mexican food restaurant and desires to have a bar for the customers instead of a service bar. A restaurant with alcohol was approved at this location previously and this approval would allow customers to sit at the bar while waiting for a table. The proposed location of the supper club is directly behind The Strip within walking distance, and is easy to reach by a variety of ride sharing services. The hours of operation for the supper club are Monday, Thursday, Friday, and Saturday from 9:00 a.m. to 9:00 p.m. and Sunday from 9:00 a.m. to 6:00 p.m. The supper club will be closed on Tuesday and Wednesday.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0082	Eliminated parking lot landscaping; alternative parking design standards; and reduced throat depth for a parking lot expansion	Approved by BCC	May 2020
UC-19-0381	Retail sales, restaurants, service bar, and banquet facility with waivers to reduce parking and allowed alternative landscaping and parking lot design for an existing office/warehouse complex	Approved by BCC	July 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0380	Marijuana 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 marijuana 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 marijuana facility	Approved by ZA	October 2018
UC-18-0703	Increased wall sign area, allowed a marijuana dispensary as the only business advertising on a freestanding sign, roof signs where not permitted, electronic or animated sign where not permitted, and retail marijuana 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	Marijuana establishment (dispensary) in conjunction with an approved retail marijuana store, and design review for modifications to an existing office/warehouse complex consisting of 2 buildings	Approved by BCC	April 2018
UC-1076-17	Marijuana establishment (retail marijuana 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
ZC-1697-04	Reclassified the property from M-1 to H-1 zoning for a mixed-use highrise development - expired	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business and Design/Research Park	M-1	Office/warehouse development

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South & East	Business and Design/Research Park & Commercial General	M-1	Office/warehouse development

STANDARDS FOR APPROVAL:

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

Analysis

Current 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 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.

Staff finds that the proposed use complies with Urban Land Use Policy 7 of the Comprehensive Master Plan which encourages land uses that are complementary and of similar scale and intensity. The use is compatible and appropriate with the existing and adjacent commercial uses. The proposed supper club should not have an adverse or negative impact on the surrounding area, or the abutting commercial and industrial uses. Therefore, staff recommends approval.

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; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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.

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:

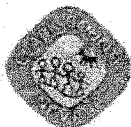
APPROVALS:

PROTESTS:

APPLICANT: BLC NV FOODS, LLC

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

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" 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 type="checkbox"/> WAIVER OF CONDITIONS (WC) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <input type="checkbox"/> APPLICATION REVIEW (AR)	STAFF APP. NUMBER: <u>UC-20-0346</u> DATE FILED: <u>8/12/20</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>WINCHESTER 6:00 P.M.</u> TAB/CAC DATE: <u>9/8/20</u> PC MEETING DATE: <u>10/6/20 7:00 P.M.</u> BCC MEETING DATE: <u>—</u> FEE: <u>\$675.00</u>
	PROPERTY OWNER NAME: <u>Gabriel Gomes Saia Jr Revocable Living Trust</u> ADDRESS: <u>2120 E 6th Street, STE 16</u> CITY: <u>Tempe</u> STATE: <u>AZ</u> ZIP: <u>85281</u> TELEPHONE: <u>480-804-1076 x 102</u> CELL: <u>480-220-2030</u> E-MAIL: <u>gabe@eires.com</u>
	APPLICANT NAME: <u>BLC NV Food, LLC</u> ADDRESS: <u>2548 W. Desert Inn Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-815-1313</u> CELL: _____ E-MAIL: <u>bobgroesbeck@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>LAS Consulting-Lucy Stewart</u> ADDRESS: <u>1930 Village Center Circle Bldg 3-577</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: <u>702-499-6469</u> E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>

ASSESSOR'S PARCEL NUMBER(S): 162-08-805-009; 162-08-899-034, 036, & 038 162-17-502-002

PROPERTY ADDRESS and/or CROSS STREETS: 2548 W Desert Inn Road

PROJECT DESCRIPTION: SUP for supper club

(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.

Gabriel Saia Gabriel Saia
 Property Owner (Signature)* Property Owner (Print)

STATE OF Arizona
 COUNTY OF Maricopa

SUBSCRIBED AND SWORN BEFORE ME ON July 17, 2020 (DATE)
 By Gabriel G. Saia

NOTARY PUBLIC: Irma Hentges



*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.

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell
(702) 946-0857

July 30, 2020

00-20-0346

Mr. Mark Donahue, Principal Planner
Current Planning, Comprehensive Planning
500 Grand Central Pkwy, 1st floor
Las Vegas, NV 89155

PLANNER
COPY

RE: 162-08-899-034, 162-08-899-036, 162-08-899-038, 162-17-502-002
2548 Desert Inn, Trece Restaurant

Dear Mr. Donahue:

Please accept this letter as our request for a special use permit for a supper club in an M-1 district within the Planet 13 center. The county approved the relocation of the Planet 13 medical and recreational dispensary, from Sunset Road and Decatur Boulevard, to 2549 Desert Inn Road in 2018. This dispensary has been developed as state of the art, if not futuristic, dispensary, retail store and entertainment complex. Lotus flowers that light up are on the roof, and a waiver for roof signs (lotus flowers) was previously approved. In addition, an electronic art wall was approved along the property line. Electronic "paint" stations and an observation area are shown across the drive aisle. Persons can program messages for loved ones on the wall, or just use the "paint" stations to write a message. It was approved at 12 feet high and 167 feet long.

Previously, a restaurant with a service bar, By the Slice, was approved within this suite. The developer of the center is taking over the restaurant space and creating a Mexican food restaurant but would like to have a bar for the customers instead of just a service bar. This is the same location as a restaurant with alcohol before, this would just allow customers to sit within the bar while waiting for a table. The hours of operation for the restaurant are:

Hours:

Tuesday	Closed
Wednesday	Closed
Thursday	9AM-9PM
Friday	9AM-9PM
Saturday	9AM-9PM
Sunday	9AM-6PM
Monday	9AM-9PM

This location is directly behind the strip and is easy to reach via taxi's, Uber/Lyft/Ride sharing or even walking. We believe this to be an excellent location and respectfully request your approval.

Yours truly,

Lucy Stewart

Lucy Stewart

**PLANNER
COPY**