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: Victoria Bonner, 702-883-4662, victoriabonner@gmail.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 March 12, 2019 (For possible action)
IV. Informational Items

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

V. Planning & Zoning

1. **UC-19-0142-B M HIGHLAND, LLC:**
   Use Permits for the following: 1) recreational facility (indoor simulated shooting facility) with accessory commercial uses; 2) minor training facility; 3) sporting goods – firearms; and 4) hookah lounge within an existing commercial complex on a portion of 6.7 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the east side of Highland Drive, 700 feet south of Edna Avenue (alignment) within Winchester. TS/jor/ja (For possible action)  
   **PC 04/02/19**

2. **WS-19-0092-CATANES, THOMAS B.:**
   Waiver of Development Standards to reduce the side setback for an existing carport in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Palora Avenue, 100 feet east of Talbot Circle within Winchester. TS/dg/ja (For possible action)  
   **PC 04/16/19**

VI. General Business

   None.

VII. 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.

VIII. Next Meeting Date: April 9, 2019

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 & 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

   [Visit the Official Website](https://notice.nv.gov/)

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BOARD OF COUNTY COMMISSIONERS

Marilyn Kirkpatrick, Chair - Lawrence Weekly, Vice-Chair

Larry Brown - James Gibson - Justin Jones - Michael Naft - Nick Segerblom

Yolanda King, County Manager

- 2 -
Winchester Town Advisory Board

March 12, 2019

MINUTES

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

Secretary: Victoria Bonner, 702-883-4662 victoriabelleb@gmail.com

Town Liaison: Beatriz Martinez 702-455-0560 beatriz.martinez@clarkcounty_nv.gov

I. Call to Order, Pledge of Allegiance, Roll Call,(see above) County Staff Introductions
   Steven De Merritt; Planning, Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary. The
   meeting was called to order at 6:10 p.m.

II. Public Comment
    None

III. Approval of January 29, 2019 Minutes

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

   Approval of Agenda for March 12, 2019
   Moved by: Delibos
   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:

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
1. **UC-19-0142-B M HIGHLAND AND LLC:**  
   For the following: 1) recreational facility (indoor simulated shooting facility) with accessory commercial users; 2) minor training facility; 3) sporting goods - firearms; and 4) hookah lounge within an existing commercial complex on a portion of 6.7 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the east side of Highland Drive, 700 feet south of Edna Avenue (alignment) within Winchester. TS/jor/ja PC 04/02/19 (for possible action)

   **MOVED BY- Delibos**  
   **Hold and combine to next meeting on March 26, 2019.**  
   **VOTE: 4-0 Unanimous**

IV. **General Business**  
   **None**

VII. **Public Comment**  
   **None**

VIII. **Next Meeting Date**  
   **The next regular meeting will be March 26, 2019**

IX. **Adjournment**  
   **The meeting was adjourned at 6:13 p.m.**
ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., MARCH 26, 2019

04/02/19 PC

1. **UC-19-0142-B M HIGHLAND, LLC:**
   USE PERMITS for the following: 1) recreational facility (indoor simulated shooting facility) with accessory commercial uses; 2) minor training facility; 3) sporting goods – firearms; and 4) hookah lounge within an existing commercial complex on a portion of 6.7 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the east side of Highland Drive, 700 feet south of Edna Avenue (alignment) within Winchester. TS/jor/ja (For possible action)

04/16/19 PC

2. **WS-19-0092-CATANES, THOMAS B.:**
   WAIVER OF DEVELOPMENT STANDARDS to reduce the side setback for an existing carport in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Palora Avenue, 100 feet east of Talbot Circle within Winchester. TS/dg/ja (For possible action)
RECREATIONAL FACILITY, HOOKAH LOUNGE, & MINOR TRAINING FACILITY

HIGHLAND DR/EDNA AVE

(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0142-B M HIGHLAND, LLC:

USE PERMITS for the following: 1) recreational facility (indoor simulated shooting facility) with accessory commercial uses; 2) minor training facility; 3) sporting goods – firearms; and 4) hookah lounge within an existing commercial complex on a portion of 6.7 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District.

Generally located on the east side of Highland Drive, 700 feet south of Edna Avenue (alignment) within Winchester. TS/jor/ja (For possible action)

RELATED INFORMATION:

APN:

162-08-707-002 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 3068 S. Highland Drive
- Site Acreage: 6.7 (portion)
- Project Type: Recreational facility (indoor simulated shooting facility) with accessory commercial uses, minor training facility, sporting goods – firearms, and hookah lounge
- Number of Stories: 1
- Square Feet: 5,000 (lease space)
- Parking Required/Provided: 315/460

Site Plan

The site plan depicts a commercial building centrally located along the west half of a commercial complex. The applicant’s lease space has an overall area of 5,000 square feet and is located on the southern end of a 20,000 square foot commercial building facing Highland Drive. Parking is located along the west property line, south property line, and east of the applicant’s building. Access to the site is located via driveways along Highland Drive. A previously approved use permit (UC-0028-16) allowed the applicant to operate the establishment with the following uses: recreational facility (indoor simulated shooting facility) with accessory commercial uses, minor
training facility, and a hookah lounge with 1 year to review. Since the applicant did not complete the review process, the applicant is reapplying for the same use permits with the addition to allow sporting goods – firearms within the establishment.

Landscaping
Landscaping is located throughout the site. No additional landscaping is proposed or required with this request.

Elevations
The photos depict a 1 story commercial building with exterior finishes which consist of cream and slate blue colored exterior paint. Landscape planters and parking stalls are adjacent to the front of the building. The lease spaces consist of maroon aluminum storefront windows and doors which face Highland Drive.

Floor Plans
The floor plan depicts a reception area, restrooms, conference room/retail area, offices, breakrooms, hookah lounge areas with a snack bar, storage room, and a training area. The applicant is proposing to install a grid rack on the north and west facing walls of the conference room/retail area which will feature CCW (Carry Concealed Weapon) related products and a limited firearm selection.

Signage
Signage is not a part of this request.

Applicant's Justification
Per the submitted justification letter, the applicant is offering the public a unique firearms training and recreational facility that is approved for non-lethal force on force training. The business model is designed to prepare students for high stress skillset development while also making the training more appealing to locals and tourists. The establishment offers training sessions which includes games, contests, and sports related like events. National Gunfight League also offers P.O.S.T. (Peace Officer Specialized Training) Certification, CCW classes, and military training modules. In addition to the indoor training area and classes, the applicant also offers an authentic Moroccan themed hookah lounge which provides hookah, snacks, and soft drinks. The applicant is also adding a use permit to add a small retail area within the existing conference room. Per the applicant, their business hours are 10:00 a.m. to 2:00 a.m., 7 days a week.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>UC-0829-17</td>
<td>Office as a principal use and design reviews to convert an existing warehouse space into office areas, and modifications to the exterior of an office/warehouse building</td>
<td>Approved by PC</td>
<td>November 2017</td>
</tr>
<tr>
<td>Application Number</td>
<td>Request</td>
<td>Action</td>
<td>Date</td>
</tr>
<tr>
<td>-------------------</td>
<td>-------------------------------------------------------------------------</td>
<td>----------------</td>
<td>------------</td>
</tr>
<tr>
<td>UC-0028-16</td>
<td>Recreational facility (indoor simulated shooting facility) with accessory commercial uses, minor training facility, and hookah lounge, waiver to allow roof signs, and a design review for roof signs – waiver and design review were denied – expired</td>
<td>Approved by PC</td>
<td>March 2016</td>
</tr>
<tr>
<td>UC-0838-15</td>
<td>Recreational facility (indoor simulated shooting range) and minor training facility in the southernmost building (3030 Highland Drive) – currently still in operation</td>
<td>Approved by PC</td>
<td>February 2016</td>
</tr>
<tr>
<td>UC-0383-12</td>
<td>Banquet facility</td>
<td>Approved by PC</td>
<td>September 2012</td>
</tr>
<tr>
<td>UC-0086-07</td>
<td>Recreational facility (table tennis)</td>
<td>Approved by PC</td>
<td>March 2007</td>
</tr>
<tr>
<td>UC-0175-05</td>
<td>Private club (supportive recovery group)</td>
<td>Approved by PC</td>
<td>March 2005</td>
</tr>
<tr>
<td>UC-1569-04</td>
<td>Banquet facility - expired</td>
<td>Approved by PC</td>
<td>October 2004</td>
</tr>
<tr>
<td>UC-0550-04</td>
<td>Secondhand sales</td>
<td>Approved by PC</td>
<td>June 2004</td>
</tr>
<tr>
<td>UC-1830-03</td>
<td>Private recreational facility (indoor shooting range and gun storey) with gunpowder storage and ancillary offices</td>
<td>Approved by BCC</td>
<td>February 2004</td>
</tr>
<tr>
<td>UC-0490-00</td>
<td>Live entertainment in conjunction with a gift shop within an existing retail building</td>
<td>Approved by PC</td>
<td>May 2000</td>
</tr>
</tbody>
</table>

**Surrounding Land Use**

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>City of Las Vegas</td>
<td>M</td>
</tr>
<tr>
<td>East</td>
<td>City of Las Vegas</td>
<td>M</td>
</tr>
<tr>
<td>South</td>
<td>Business and Design/Research Park</td>
<td>M-1</td>
</tr>
<tr>
<td>West</td>
<td>Commercial General &amp; Business and Design/Research Park</td>
<td>M-1</td>
</tr>
</tbody>
</table>

**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.

This site was previously approved for the requested use permits (UC-0028-16) (except for sporting goods – firearms), and the establishment did not incur any zoning violations since that time. Staff also finds that the requested use permits are appropriate for the site since the uses are similar in character to the indoor shooting facilities (Top Shot Las Vegas and Discount Firearms) that are located 88 feet south of the applicant's establishment. Staff recommends a review period of 1 year to ensure that the proposed uses can operate harmoniously without any negative effects to the surrounding businesses. Staff is in support of these requests.

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

- 1 year to commence and 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; 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

- No comment.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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: NEPHI OLIVA  
CONTACT: NEPHI OLIVA, NATIONAL GUNFIGHT LEAGUE, LLC, 3068 S. HIGHLAND DR, LAS VEGAS, NV 89109
CARPORT
(TITLE 30)

PALORA AVE/TALBOT CIR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0092-CATANES, THOMAS B.

WAIVER OF DEVELOPMENT STANDARDS to reduce the side setback for an existing carport in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Palora Avenue, 100 feet east of Talbot Circle within Winchester. TS/dg/ja (For possible action)

RELATED INFORMATION:

APN:
162-11-712-033

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the side setback for an existing carport to zero feet, where a minimum of 5 feet is required per Table 30.40-2 (a 100% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 1863 Palora Avenue
- Site Acreage: 0.2
- Project Type: Carport
- Structure Height (feet): 9
- Square Feet: 536

Site Plans & Scope:
The plans show an existing single family residence with an existing attached carport, built without building permits, along portions of the north and east sides of the residence. The carport is located zero feet from the east (side) property line and 20 feet from the north (front) property line. This is identical to a request in 2016 (WS-0563-16) that subsequently expired since the applicant was unable to secure permits and did not request an extension of time.
Landscaping
No changes are proposed or required to the existing landscaping.

Elevations
The photos depict an existing 9 foot high carport constructed of wood with shingle roofing. The carport roof is pitched to match the roof pitch of the existing residence.

Floor Plans
The plans show an existing 536 square foot, “L” shaped carport.

Applicant’s Justification
The applicant states that the carport was built not knowing that a building permit and a minimum setback were required. The applicant requests that the existing carport be allowed to remain.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>WS-0563-16</td>
<td>Reduced the side setback for an existing carport</td>
<td>Approved by PC</td>
<td>October 2016</td>
</tr>
</tbody>
</table>

Surrounding Land Use

<table>
<thead>
<tr>
<th>North, South, East, &amp; West</th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Residential Suburban (up to 8 du/ac)</td>
<td>R-1</td>
<td>Single family residences</td>
</tr>
</tbody>
</table>

Clark County Public Response Office (CCPRO)
Case #16-8655 was an active complaint filed in June 2016 for building a carport without a building permit. The complaint was closed at the time of approval of WS-0563-16.

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

Analysis
Current Planning
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.

Staff finds the requested waiver to reduce the side setback to zero feet for a carport is a self-imposed hardship, where the applicant has not provided any mitigation for the reduced setback. With a zero foot setback, the carport may also drain onto the adjacent property. Furthermore, the subject parcel is at a higher grade than the adjacent parcel to the east; therefore, the minimum
required setback is even more important so that the carport structure does not tower over the adjacent property. The request does not comply with Urban Specific Policy 39 of the Comprehensive Master Plan which encourages appropriate buffers and setbacks with single family developments. Photos submitted by the applicant also show exposed natural wood on a portion of the carport. Staff, therefore, recommends that the exposed wood be painted, if this application is approved.

**Staff Recommendation**

Denial.

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**

If approved:

- 1 year to complete with any extension of time to be a public hearing;
- Any exposed natural wood shall be painted with a color compatible with the existing single family residence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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**

- 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:** THOMAS CATANES

**CONTACT:** THOMAS CATANES, 1863 PALORA AVE, LAS VEGAS, NV 89160