Winchester Town Advisory Board
Winchester Community Center
3130 McLeod Dr.
Las Vegas, NV 89121
May 14, 2019
6:00 p.m.

AGENDA

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, TDD/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, victoriabelleb@gmail.com

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 April 9, 2019 (For possible action)
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/](https://notice.nv.gov/)
Winchester Town Advisory Board

April 9, 2019

MINUTES

Board Members: John Delibos –Chair - 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)
NIGHTCLUB POOL

SAMMY DAVIS JR. DR/CIRCUS CIRCUS DR
(TITLE 30)

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

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

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<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>DR-1614-02</td>
<td>Allow the relocation of the supper club’s entrance door – expired</td>
<td>Approved by BCC</td>
<td>December 2002</td>
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<tr>
<td>UC-0988-02</td>
<td>Allow a supper club in a separate portion of the building – expired</td>
<td>Approved by PC</td>
<td>August 2002</td>
</tr>
<tr>
<td>ADR-0556-02</td>
<td>Allow the existing adult cabaret and incidental retail sales within a 39,688 square foot portion of the building</td>
<td>Approved Administratively</td>
<td>July 2002</td>
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Surrounding Land Use

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<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>Commercial General</td>
<td>C-2</td>
</tr>
<tr>
<td>South</td>
<td>Commercial General</td>
<td>M-1</td>
</tr>
<tr>
<td>East</td>
<td>Commercial Tourist &amp; Public Facilities</td>
<td>H-1 &amp; P-1</td>
</tr>
<tr>
<td>West</td>
<td>City of Las Vegas</td>
<td>M</td>
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</tbody>
</table>

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, 320 S. 4TH STREET, LAS VEGAS, NV 89101
<table>
<thead>
<tr>
<th><strong>TEXT AMENDMENT (TA)</strong></th>
<th>DATE FILED: 4-12-19</th>
<th>APP. NUMBER: WC-19-40002</th>
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<tr>
<td><strong>ZONE CHANGE</strong></td>
<td>PLANNER ASSIGNED: JNM</td>
<td>TAB/CAC: WINCHESTOR</td>
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<tr>
<td>C CONFORMING (ZC)</td>
<td>ACCEPTED BY: TW</td>
<td>TAB/CAC MTG DATE: 5-14</td>
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<tr>
<td>○ NONCONFORMING (NZN)</td>
<td>FEE: 475</td>
<td>PC MEETING DATE:</td>
</tr>
<tr>
<td>○ USE PERMIT (UC)</td>
<td>CHECK #:</td>
<td>BCC MEETING DATE: 6-5-19</td>
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<td>○ VARIANCE (VC)</td>
<td>COMMISSIONER: TS</td>
<td>ZONE / AE / RNP: MI</td>
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<tr>
<td>○ WAIVER OF DEVELOPMENT</td>
<td>OVERLAY(S)?:</td>
<td>PLANNED LAND USE: WIN Cty</td>
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<td>STANDARDS (WS)</td>
<td>PUBLIC HEARING? Y/N</td>
<td>NOTIFICATION RADIUS:</td>
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<tr>
<td>○ DESIGN REVIEW (DR)</td>
<td>TRAILS? Y/N</td>
<td>SIGN? Y/N</td>
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<tr>
<td>○ PUBLIC HEARING</td>
<td>PFNA? Y/N</td>
<td>LETTER DUE DATE:</td>
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<td>○ ADMINISTRATIVE</td>
<td>APPROVAL/DENIAL BY:</td>
<td>COMMENCE/COMPLETE:</td>
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<td>DESIGN REVIEW (ADR)</td>
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<td>○ STREET NAME /</td>
<td>PROPERTY OWNER</td>
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<tr>
<td>NUMBERING CHANGE (SC)</td>
<td>NAME: SHAC MT LLC</td>
<td>ADDRESS: 3025 Sammy Davis Jr Drive</td>
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<tr>
<td>○ WAIVER OF CONDITIONS</td>
<td>CITY: Las Vegas</td>
<td>STATE: NV ZIP: 89109</td>
</tr>
<tr>
<td>(WC) UC: 0466-11</td>
<td>TELEPHONE: (702) 731-5080</td>
<td>FAX:</td>
</tr>
<tr>
<td>(ORIGINAL APPLICATION</td>
<td>CELL:</td>
<td>E-MAIL: <a href="mailto:Pfeinsteins747@gmail.com">Pfeinsteins747@gmail.com</a></td>
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<td># 13 WC: 0466-11</td>
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<td>ANNEXATION REQUEST (ANX)</td>
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<td>○ EXTENSION OF TIME (ET)</td>
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<td>○ APPLICATION REVIEW (AR)</td>
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<td>(ORIGINAL APPLICATION #)</td>
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<td>○ DEVELOPMENT</td>
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<td></td>
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<td></td>
<td>PROPERTY ADDRESS and/or CROSS STREET: 3025 Sammy Davis Jr. Drive</td>
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<tr>
<td>ASSESSOR'S PARCEL NUMBER(S):</td>
<td>162-09-302-006</td>
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<tr>
<td>PROJECT DESCRIPTION: WC-0466-13 STR 3 COND 3НЕШ knob</td>
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I, the undersigned, swear and say that I am the owner(s) of record of the Tax Roll 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, plans and drawings attached hereto and all the statements and answers contained herein are 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 11, 2019 (DATE) BY HEATHER JAHANABBIN 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.
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