



Winchester Town Advisory Board

Winchester Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

October 30, 2018

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, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Tamara Williams at 702-455-0560 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members:

Ken Dayton – Chair
Judith Perez- Vice Chair
John J. Delibos

Robert Mikes
Roxana Valadares

Secretary:

Tamara Williams, 702-455-0560, tgw@clarkcountynv.gov

County Liaison:

Tamara Williams, 702-455-0560, tgw@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 for October 9, 2018 (For possible action)

IV. Approval of Agenda for October 30, 2018 and Hold, Combine or Delete Any Items (For possible action)

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)

VI. Planning & Zoning

11/20/18 PC

1. **TM-18-500186-SAHARA TOWNE SQUARE, LLC:**
TENTATIVE MAP consisting of 1 lot on 1.5 acres in C-2 (Commercial General) zone. Generally located on the south side of Sahara Avenue and the east side of Maryland Parkway within Winchester. CG/jvm/ja (For possible action)
2. **TM-18-500187-SAHARA TOWNE SQUARE, LLC:**
TENTATIVE MAP consisting of 1 lot on 9.3 acres in C-2 (Commercial General) zone. Generally located on the east side of Maryland Parkway, approximately 320 feet south of Sahara Avenue within Winchester. CG/jvm/ja (For possible action)

11/20/18 BCC

3. **UC-18-0753-305CCD, LLC:**
USE PERMITS for the following: **1)** a High Impact Project; **2)** day spa with medical offices; **3)** offices; **4)** retail sales and service; **5)** restaurants and taverns with outside dining and drinking; **6)** alcohol sales (beer and wine – packaged only); **7)** alcohol sales (liquor – packaged only) **8)** on-premises consumption of alcohol (service bars, supper clubs and taverns); **9)** convention facilities and meeting rooms with kitchens; and **10)** reduce separation between on-premises consumption of alcohol to a residential use (multiple family).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased building height; **2)** reduce height/setback ratio; **3)** permit encroachment into airspace; **4)** reduced setbacks; **5)** reduce setback from the right-of-way; **6)** reduced parking; **7)** reduced loading spaces; **8)** allow modified street standards; and **9)** allow modified driveway design standards.
DESIGN REVIEWS for the following **1)** a High Impact Project; **2)** hotel; **3)** day spa with medical offices; **4)** retail sales and service; **5)** restaurants and taverns with outside dining and drinking; **6)** on-premises consumption of alcohol (service bars, supper clubs and taverns); **7)** convention facilities and meeting rooms with kitchens; **8)** parking garage with subterranean levels; and **9)** pool areas with landscaping at the top level of the hotel podium on 6.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Convention Center Drive and the west side of Debbie Reynolds Drive within Winchester. CG/md/ja (For possible action)
4. **UC-18-0784-WESTWYNN, LLC:**
USE PERMIT for a temporary parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; and **2)** alternative parking lot design and layout.

DESIGN REVIEW for a temporary parking lot on a 7.3 acre portion of 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Fashion Show Drive, 850 feet west of Las Vegas Boulevard South within Winchester and Paradise. CG/al/ja (For possible action)

5. **WC-18-400219 (WS-0104-17)-GVISHLV OWNER, LLC:**

WAIVER OF CONDITIONS of a waiver of development standards requiring the following: **1)** until 2 years to commence and review; **2)** no overlapping of events for the east and south signs which may not be displayed at the same time; **3)** maximum duration of sign to correspond with the event advertised which shall be no longer than 10 days with a maximum of 6 events per year; and **4)** signs to be removed immediately after each event ends on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. CG/tk/ja (For possible action)

6. **WC-18-400220 (WS-0724-17)-GVISHLV OWNER, LLC:**

WAIVERS OF CONDITIONS of a waiver of development standards requiring the following: **1)** until April 5, 2019 to commence and review to coincide with WS-0528-12 (AR-0131-17) and WS-0104-17; **2)** sign to be used in conjunction with either the south or east signs which may not be displayed at the same time; **3)** maximum duration of sign to correspond with the event advertised which shall be no longer than 10 days with a maximum of 6 events per year; and **4)** signs to be removed immediately after each event ends on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. CG/tk/ja (For possible action)

7. **WC-18-400222 (WS-0528-12 (AR-0131-17))-GVISHLV OWNER, LLC:**

WAIVER OF CONDITIONS of a review of a waiver of development standards requiring until April 5, 2019 to review as a public hearing to coincide with WS-0104-17 and WS-0724-17 on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Paradise Road, 260 feet south of Elvis Presley Boulevard within Winchester. CG/tk/ja (For possible action)

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: November 13, 2018

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 Service: 2478 E. Desert Inn Rd., Las Vegas, NV 89121

Starbucks: 2412 E. Desert Inn Rd., Las Vegas, NV 89121

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN – JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager