

V. Informational Items

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

VI. Planning & Zoning

1. AR-18-400272 (WS-0029-17)-RESORTS WORLD LAS VEGAS, LLC:
WAIVER OF DEVELOPMENT STANDARDS THIRD APPLICATION FOR REVIEW to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with a previously approved resort hotel (Resorts World) on portions of 87.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Resorts World Drive within Winchester. CG/md/ja (For possible action)

BCC 02/20/19

VII. General Business

- 1. Winchester Town Advisory Board Members to elect a Chair and Vice Chair to serve a 2 year term (for discussion and possible action)
- 2. Winchester Town Advisory Board to approve yearly meeting calendar (for discussion and possible action)
- 3. Winchester Town Advisory Board to review and/or revise bylaws (for discussion and possible action)

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: February 12, 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/>

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

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., JANUARY 29, 2019**

02/20/19 BCC

1. **AR-18-400272 (WS-0029-17)-RESORTS WORLD LAS VEGAS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS THIRD APPLICATION FOR REVIEW to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with a previously approved resort hotel (Resorts World) on portions of 87.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Resorts World Drive within Winchester. CG/md/ja (For possible action)



Winchester Town Advisory Board

January 15, 2019

MINUTES

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

Secretary: Beatriz Martinez 702-455-0560 beatriz.martinez@clarkcountynv.gov

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
Al Laird; Planning, Beatriz Martinez; Town Liaison. The meeting was called to order at 6:00 p.m.
- II. Public Comment
None
- III. Approval of December 11, 2018 Minutes
Moved by: Dayton
Approve minutes as submitted
Vote: 4-0 Unanimous
- Approval of Agenda for January 15, 2019
Moved by: Dayton
Approve agenda as submitted with the following correction: item #4 to be heard after item #2
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:

1. **AR-18-400246 (WS-0099-17) -GLUSMAN FAMILY LP:**
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW to increase the area of a wall sign.
DESIGN REVIEW for a wall sign in conjunction with an existing restaurant on 1.2 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, 250 feet west of Paradise Road within Winchester. CG/tk/ja (For possible action)

MOVED BY- Dayton
APPROVE- per staff recommendation
VOTE: 4-0 Unanimous

2. **AR-18-400265 (WS-0237-08)-MRCI FUNDING CORPORATION:**
WAIVERS OF DEVELOPMENT STANDARDS FIFTH APPLICATION FOR REVIEW of the following: **1)** permit a use not conducted within a permanent enclosed building where required; and **2)** on-site paving requirements.
DESIGN REVIEW for an outdoor tent on 1.4 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 Paradise Road within Winchester. CG/tk/ja (For possible action)

MOVED BY- Dayton
APPROVE- per staff recommendation
VOTE: 4-0 Unanimous

3. **DR-18-1002-VETTER, KARL CLAY:**
DESIGN REVIEW for a place of worship within an existing shopping center on 0.1 acres in a C-2 (General Commercial) Zone within the SOSA Design and the MUD-2 Overlay Districts. Generally located on the south side of Sahara Avenue, 193 feet east of Commercial Center Drive within Winchester. TS/jor/ja (For possible action)

MOVED BY- Mikes
APPROVE- per staff recommendation
VOTE: 4-0 Unanimous

4. **ET-18-400267 (UC-1223-07)-MRCI FUNDING CORPORATION:**
USE PERMITS FIFTH EXTENSION OF TIME to commence the following: **1)** a High Impact Project; **2)** an expansion of the Gaming Enterprise District; **3)** a resort hotel consisting of 3,250 hotel rooms; **4)** 250 resort condominiums; **5)** public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, offices, meeting/convention, back-of-house areas, and parking structures; **6)** increase the height of the high-rise towers and structures; **7)** associated accessory and incidental commercial uses, buildings, and structures; and **8)** deviations from development standards.

DEVIATIONS for the following: **1)** reduce on-site parking; **2)** reduce the height setback ratios; **3)** encroachment into airspace; and **4)** all other deviations as shown per plans on file.

DESIGN REVIEWS for the following: **1)** a resort hotel/casino with high-rise towers including kitchens in rooms; and **2)** all other accessory and incidental buildings and structures on 15.0 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 Paradise Road within Winchester. CG/tk/ja (For possible action)

MOVED BY- Delibos

APPROVE- Subject to 1 year to commence with any extensions of time to be a public hearing.

VOTE: 4-0 Unanimous

5. **WS-18-0979-ALDABBAGH, OMAR:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased area for an animated sign; **2)** increased area for a freestanding sign; and **3)** permit electronic message unit/video graphics where only electronic message units are allowed.

DESIGN REVIEW for an animated freestanding sign in conjunction with an existing adult cabaret on 1.0 acre in an M-1 (Light Manufacturing) Zone in the Adult Use and MUD-1 Overlay Districts. Generally located on the west side of Highland Drive, 550 feet south of Edna Avenue within Winchester. TS/pb/ja (For possible action)

MOVED BY- Dayton

APPROVE- per staff recommendations

VOTE: 3-1 Mikes opposed

IV. General Business
None

VII. Public Comment
None

VIII. Next Meeting Date

The next regular meeting will be January 29, 2019

IX. Adjournment
The meeting was adjourned at 6:38 p.m.

FULL OFF-SITES (TEMPORARY)
(TITLE 30)

LAS VEGAS BLVD S/RESORTS WORLD DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-18-400272 (WS-0029-17)-RESORTS WORLD LAS VEGAS, LLC:

WAIVER OF DEVELOPMENT STANDARDS THIRD APPLICATION FOR REVIEW to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with a previously approved resort hotel (Resorts World) on portions of 87.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Resorts World Drive within Winchester. CG/md/ja (For possible action).

RELATED INFORMATION:

APN:
162-09-303-004; 162-09-310-002; 162-09-311-005; 162-09-402-001; 162-09-411-005; 162-09-702-001

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Site Address: 3000 Las Vegas Boulevard South
- Site Acreage: 87.2 (portion)
- Project Type: Resort hotel

Site Plans

This is a third request to review an approved application which temporarily waived full off-site improvements including curb, gutter, sidewalk, lighting, and partial paving where full off-sites were previously required in conjunction with the resort hotel. The plans show a previously approved resort hotel (Resorts World) consisting of 3,119 hotel rooms, 188 resort condominiums, public and non-public building areas, convention facilities, a theater, an amphitheater, accessory and incidental uses and structures, parking garages, and a central plant. The site has street frontage and access from Las Vegas Boulevard South, Resorts World Drive, and Sammy Davis Jr. Drive.

Previous Conditions of Approval

Listed below are the approved conditions for WS-0029-17 (AR-18-400076):

Current Planning

- 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; 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

- 6 months to review.
- Applicant is advised that this is the last extension of time that staff will support unless significant progress is made on the off-site plans.

Listed below are the approved conditions for WS-0029-17 (AR-0130-17):

Current Planning

- 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Until March 22, 2018 to review as a public hearing the waiver of development standards for full off-site improvements unless full off-site improvements have been permitted;
- Compliance with previous conditions.

Listed below are the approved conditions for WS-0029-17:

Current Planning

- 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; 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

- 6 month review as a public hearing of the waiver of development standards for full off-site improvements unless full off-site improvements have been permitted;
- No permits except the building permits described in the document entitled “Clark County Building Department Permit Status Log” that was submitted to the Board on March 22, 2017 will be issued until off-site permit issuance.

Applicant’s Justification

The applicant has been proceeding with the development of the property and the off-site improvement plans are being processed under HTE-17-09376. Multiple site conditions are being addressed and reviewed with the consultants and County staff. A drainage study update has also

been submitted under PW18-10524. The project is moving forward with multiple permits being released for construction and others proceeding through the permitting process.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0541	Modifications to an approved High Impact Project; recreational facility (indoor water park); and deviations as shown per plans on file; deviations for reduced setbacks; reduced the height setback ratio adjacent to an arterial street (Las Vegas Boulevard South); allowed primary access to a shopping center (with commercial/retail/restaurant uses) from the exterior of the resort; and all other deviations as shown per plans on file; reduced setbacks, and waived non-standard improvements within the future right-of-way (Las Vegas Boulevard South); and design reviews for modifications to an approved High Impact Project, a resort hotel (Resorts World) and all associated and accessory uses including retail sales, restaurants, night club, day club, entertainment areas, recreational areas, public and back-of-house areas, and other accessory uses, low-rise and mid-rise buildings and structures, and all other accessory and incidental buildings and structures	Approved by BCC	September 2018
TM-18-500091	1 lot commercial subdivision	Approved by PC	July 2018
AR-18-400076 (WS-0029-17)	Second application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	June 2018
WS-0029-17 (AR-0130-17)	First application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	October 2017
WS-0029-17	Temporarily waived full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	March 2017
UC-0642-16	Resort hotel with deviations for signs in conjunction with a resort hotel	Approved by BCC	November 2016

Prior Land Use Requests

Application Number	Request	Action	Date
ORD-0225-16	Ordinance to adopt the third amendment to the Development Agreement for Resorts World	Approved by BCC	April 2016
DA-0189-16	Third amendment to the Development Agreement for Resorts World	Approved by BCC	April 2016
UC-0754-15	Modifications to an approved resort hotel (Resorts World) for Phase I of development	Approved by BCC	January 2016
VS-0212-13 (ET-0028-15)	First extension of time to vacate a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2015
ZC-0218-14	Expanded the Gaming Enterprise District along the western boundary of the site and modifications to an approved High Impact Project (Resorts World)	Approved by BCC	July 2014
UC-0588-13	Modified an approved High Impact Project for a resort hotel (Resorts World)	Approved by BCC	December 2013
TM-0113-13	Commercial subdivision for the Resorts World site	Approved by PC	August 2013
UC-0217-13	Changes and modifications to temporary aesthetic improvements in conjunction with a development resort hotel (Resorts World) – expired	Approved by BCC	June 2013
VS-0212-13	Vacated a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2013
RS-0077-13	Record of Survey for Las Vegas Boulevard South adjacent to the site	Reviewed by staff	May 2013
UC-0380-12	Temporary aesthetic improvements in conjunction with a developing resort hotel (Echelon Resort) – expired	Approved by BCC	September 2012
DR-0556-08 (ET-0034-12)	Second extension of time for a private pedestrian grade separated walkway/sidewalk (tunnel) - approved until April 2018 to commence	Approved by BCC	July 2012
UC-0709-07 (ET-0033-12)	Second extension of time to expand the Gaming Enterprise District along the western boundary of the site	Approved by BCC	July 2012
UC-0126-07 (ET-0032-12)	Second extension of time for modifications to a resort hotel	Approved by BCC	July 2012
UC-1286-06 (ET-0031-12)	Second extension of time for a resort hotel	Approved by BCC	July 2012
AG-0460-12	The 24-month report for the Echelon Resort	Approved by BCC	July 2012
ORD-0458-12	Ordinance to adopt the second amendment to the Development Agreement for Echelon Resort	Approved by BCC	July 2012

Prior Land Use Requests

Application Number	Request	Action	Date
DA-0279-12	Second amendment to the Development Agreement for Echelon Resort	Approved by BCC	July 2012
DR-0556-08 (ET-0112-10)	First extension of time for a private pedestrian grade separated walkway/sidewalk (tunnel) - approved until April 2012 to commence	Approved by BCC	August 2010
ZC-0747-09	Reclassified a portion of the site adjacent to the fire station from P-F to H-1 zoning and from H-1 to P-F zoning due to re-conveyance and donation of property	Approved by BCC	February 2010
VS-0720-09	Vacated and abandoned excess right-of-way	Approved by PC	January 2010
DR-0556-09	Improvements including a sidewalk, landscaping and fencing for Echelon Resort - expired	Approved by BCC	October 2009
UC-0709-07 (ET-0196-09)	First extension of time to expand the Gaming Enterprise District along the western boundary of the site	Approved by BCC	August 2009
DA-0998-08	First amendment to the Development Agreement for Echelon Resort	Approved by BCC	December 2008
UC-1286-06 (ET-0280-08)	First extension of time for a resort hotel	Approved by BCC	November 2008
UC-0126-07 (ET-0279-08)	First extension of time for modifications to a resort hotel	Approved by BCC	November 2008
DR-0556-08	Private pedestrian grade separated walkway/sidewalk (tunnel)	Approved by BCC	July 2008
DA-1166-07	Original Development Agreement for Echelon Resort	Approved by BCC	November 2007
UC-0709-07	Expand the Gaming Enterprise District along the western boundary of the site	Approved by BCC	August 2007
UC-0126-07	Expansion and modifications to a resort hotel design	Approved by BCC	April 2007
UC-1286-06	Resort hotel with accessory uses, reduced parking, reduced setbacks, and encroachment into airspace	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Circus Circus Resort Hotel & Viva McDonalds
South	Commercial Tourist	H-1	Undeveloped parcels (approved Alon Las Vegas Resort Hotel site)
East	Commercial Tourist	H-1 & P-F	Approved LVCVA parking lot, retail uses, restaurants, & undeveloped parcels

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Commercial Tourist, Public Facilities, & Commercial General	H-1, P-F, C-2, & M-1	Clark County Fire Station, commercial, & industrial uses

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property.

Public Works - Development Review

The applicant has made some progress towards securing off-site improvement permits since the last extension of time. Staff expected significant progress by the time this review was submitted, but other than the most recent drainage study being approved in November 2018, the applicant received comments on the off-site plans on December 12, 2018 and as of the January 15, 2019, no responses have been submitted. With the limited progress made as described above, staff finds that a very short timeline of 3 months to review should be imposed to ensure that the applicant process is followed in a timely manner to the point of permit issuance within the upcoming months.

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 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

- 3 months to review.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: GERALD GARDNER

CONTACT: GARY LAKE, RESORTS WORLD LAS VEGAS, DEVELOPERS
CONSULTANTS, LLC, 1039 KEYS DRIVE, BOULDER CITY, NV 89005

DRAFT