

IV. Approval of Agenda for December 10, 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.

VI. Planning & Zoning

1. **AR-19-400154 (UC-18-0784)-WESTWYNN, LLC:**

USE PERMIT FIRST APPLICATION FOR REVIEW for a temporary 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. JJ/sd/jd

(For possible action)

01/08/20 BCC

VII. General Business

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: January 14, 2020

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



Winchester Town Advisory Board

November 26, 2019

MINUTES

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

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 Rob Kiminski; Planning, Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of November 12, 2019 Minutes
Moved by: Delibos
Approve minutes as submitted
Vote: 4-0 Unanimous
- IV. Approval of Agenda for November 26, 2019
Moved by: Delibos
Approve as submitted
Vote: 4-0 Unanimous
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)

VI. Planning & Zoning:

1. **ZC-19-0747-EASTSIDE ACQUISITION, LLC:**

ZONE CHANGE to reclassify 1.8 acres from C-1 (Local Business) Zone and M-D (Designed Manufacturing) Zone to C-2 (General Commercial) Zone.

USE PERMITS for the following: **1)** reduced separation from a convenience store to a residential use; and **2)** reduced separation from a gasoline station to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced separation for a trash enclosure; **2)** reduced driveway separation; and **3)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** commercial center with a restaurant (coffee shop) with a drive-thru, convenience store, and gasoline station; and **2)** alternative parking lot landscaping. Generally located on the north side of Desert Inn Road and the west side of Pecos Road within Winchester (description on file). TS/pb/xx (For possible action) **12/04/19 BCC**

Moved By- Delibos

Approve – Use Permit

- **Waivers of Development 1, 2A, 2B, and 3B**

- **Design Review**

- **Zone Change**

Deny – Waiver of Development 3A

Vote: 4-0 Unanimous

2. **WS-19-0849-MARYLAND G K LEGACY, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase sign area for a freestanding sign; and **2)** increase animation area for a freestanding sign.

DESIGN REVIEW for a proposed freestanding sign in conjunction with an existing office building on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the east side of Maryland Parkway, approximately 600 feet south of Karen Avenue within Winchester.

MN/sd/jd (For possible action)

12/17/19 PC

Moved By- Delibos

Approve – with staff conditions

Vote: 3-1

VI. General Business

VII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be December 10, 2019

IX. Adjournment

The meeting was adjourned at 6:44 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., DECEMBER 10, 2019**

01/08/20 BCC

1. **AR-19-400154 (UC-18-0784)-WESTWYNN, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a temporary 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.
JJ/sd/jd (For possible action)

TEMPORARY PARKING LOT
(TITLE 30)

FASHION SHOW DR/LAS VEGAS BLVD S

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-19-400154 (UC-18-0784)-WESTWYNN, LLC:

USE PERMIT FIRST APPLICATION FOR REVIEW for a temporary 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. JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:

162-09-403-004; 162-16-101-009; 162-16-101-011 (ptn)

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Waive landscaping along Fashion Show Drive where landscaping per Figure 30.64-13 is required.
- b. Waive parking lot landscaping where landscaping per Figure 30.64-14 is required.
- c. Waive landscaping along Sammy Davis Jr Drive and Las Vegas Boulevard South where landscaping per Figure 30.64-17 is required.
2. Waive requirements for pedestrian walkways in conjunction with parking lots where required per Section 30.60.050.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Acreage: 7.3 acre portion of 34.6 acres
- Project Type: Temporary parking lot
- Parking Provided: 772

Site Plans

The plans depict an existing parking lot that was partially approved as an off-site parking lot for the Venetian Resort Hotel and has existed for many years. The existing parking lot was also

used by the now demolished Frontier Hotel. The parking lot has 1 access driveway along Fashion Show Drive. The existing 772 parking spaces function as excess/overflow parking for the holidays and special events at the Fashion Show Mall and the abutting hotels. The plan indicates that a portion of the site is used as a ride share queuing area.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0784:

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; 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.

Applicant’s Justification

The applicant indicates that the existing parking lot was previously used by the Frontier Hotel. The parking lot is used on a temporary basis for excess/overflow parking for the Fashion Show Mall and abutting hotels until such time as it is no longer needed, or the land owner decides to develop the land or cease the use.

Since, the use of this temporary parking lot is on “as is” basis they are requesting to continue the current use, along with the associated waivers to landscaping and alternative parking lot design and design review. The applicant states these waivers are justified due to the temporary use of an existing parking lot and these waivers will not set any long term precedent for the area. The use of the parking lot will continue to be on an “as is” basis until the land owners commence redevelopment. During its use the site will maintain site fencing, traffic control, lighting, clean-up, and removal of materials.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0784	Temporary parking lot; waived development standards for landscaping & alternative parking lot design	Approved by BCC	November 2018
UC-18-0592	Similar request for a temporary parking lot on an adjacent parcel to the west	Approved by BCC	September 2018
AG-0744-16	Performance agreement and decommissioning plan	Accepted by BCC	October 2016
UC-0045-15	Expanded the Gaming Enterprise District in conjunction with an approved resort hotel (Alon)	Approved by BCC	April 2016
UC-0492-15	High impact project/resort hotel (Alon)	Approved by BCC	October 2015
UC-0491-15	Offices within an existing modular building	Approved by BCC	September 2015

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0013-12	Temporary offices within an existing modular building - expired	Approved by BCC	March 2012
UC-0471-11	Allowed an art gallery with retail sales and an outdoor display area - expired	Approved by PC	November 2011
UC-1378-07	A resort hotel (The Plaza) - expired	Approved by BCC	March 2008
DR-0944-06	A modular building for a temporary sales center in conjunction with Trump Tower	Approved by PC	August 2006
UC-1476-04	A temporary sales center in conjunction with Trump Tower - expired	Approved by BCC	September 2004
WS-1084-04	Application for a temporary off-site parking lot for the Venetian Resort Hotel - expired	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Resorts World Resort Hotel (under development)
South	Commercial Tourist	H-1	Fashion Show Mall
East	Commercial Tourist	H-1	Wynn & Encore Resort Hotels
West	Commercial General & Commercial Tourist	M-1 & H-1	Commercial developments, Trump Hotel & a parking lot

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. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

The existing parking lot has existed at this location for many years and has functioned without any adverse effects on contiguous properties. A similar request was approved for an adjacent parcel to the west (UC-18-0592). No violations have been reported from Clark County Public Response Office (CCPRO) in the last year nor has there been any reports of issues associated with this temporary use. The applicant has commenced operations and is in compliance with the previous conditions of approval.

Staff can support the continued use of the temporary parking lot at the location subject to further review for the following: 1) additional improvements are not necessary in the future; and 2) it is appropriate to continue the use.

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

- Until November 20, 2020 to 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; 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: FASHION SHOW-ANDREA BLUE

CONTACT: FASHION SHOW-MICAELA WARGO, 3200 LAS VEGAS BOULEVARD S., SUITE 600, LAS VEGAS, NV 89109



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<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 checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" 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) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) <u>UC-18-0784</u> (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>11-14-2019</u> APP. NUMBER: <u>AC-19-400154</u> PLANNER ASSIGNED: <u>AL</u> TAB/CAC: <u>Winchester</u> ACCEPTED BY: <u>[Signature]</u> TAB/CAC MTG DATE: <u>12-10</u> TIME: <u>6 PM</u> FEE: <u>\$475.</u> PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: <u>1-8 9AM</u> COMMISSIONER: <u>TS</u> ZONE / AE / RNP: <u>H-1</u> OVERLAY(S)? <u>MUD-1</u> PLANNED LAND USE: <u>CT</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N TRAILS? Y <input type="checkbox"/> N PFNA? Y <input type="checkbox"/> N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>West Wynn LLC</u> ADDRESS: <u>3131 Las Vegas Blvd S</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT	NAME: <u>Fashion Show- Andrea Blue</u> ADDRESS: <u>3200 Las Vegas Blvd. S Ste. 600</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-784-7000</u> CELL: _____ E-MAIL: <u>andrea.blue@brookfieldpr</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Fashion Show- Micaela Wargo</u> ADDRESS: <u>3200 Las Vegas Blvd. S Ste. 600</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-784-7028</u> CELL: _____ E-MAIL: <u>Micaela.Wargo@brookfiel</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162 16 101 009 & 162 09 403 004 & 162 16 101 011
 PROPERTY ADDRESS and/or CROSS STREETS: 3120 Las Vegas Blvd. S Las Vegas, NV 89109
 PROJECT DESCRIPTION: Temporary Holiday Employee Parking & Overflow

(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.

[Signature] West Wynn, LLC
 Property Owner (Signature)* Asst Secretary Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 25, 2019 (DATE)
 By Thomas J. Reich, Asst Secretary for West Wynn LLC

NOTARY PUBLIC: [Signature]



*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.

**Brookfield
Properties**

October 21, 2019

Clark Count Comprehensive Planning
500 Grand Central Parkway
Las Vegas NV, 89155-1744

RE: Land Use Application
Fashion Show
Holiday Employee Parking

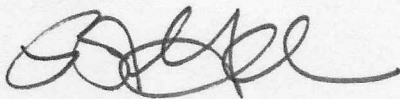
On behalf of Brookfield Properties Retail, Fashion Show and WestWynn, LLC, we respectfully submit this justification letter to accompany the application for a special use permit , waiver of development standards and design review for a parking lot in parcels 162-09-403-0004, 161-16-101-009 and 162-16-101-11 an existing parking lot. We have used this lot the past few years with no problems during the holiday season.

The existing parking lot is intended to be used on a temporary basis for excess/overflow parking for Fashion Show or until the land owner, WestWynn LLC (a subsidiary of Wynn Resorts) decides to develop the land or cease the use. Accordingly, the permit and waiver request the parking lot be allowed to be used on a temporary basis, without any modifications of construction upon existing parking lot. We voluntarily suggest removing any time limit for review and make the temporary parking lot a permanent use until development occurs.

Since we intend the use the parking lot on an "as is" basis, we respectfully request the waivers of current parking lot development standards, including interior landscaping, border/street landscaping and interior pedestrian walkways. We feel these waivers are justified due to the temporary use of an existing parking lot, and such waivers will not set any long-term precedent for the area. We further believe that the temporary nature of the use of the existing parking lot justifies the waiver of design standards and landscaping; because the land has and will simply exist in an "as is" state until the land owner commences redevelopment. With this use permit, the parking lot can be used and useful in this "as is" state. During use, Fashion Show will maintain site fencing, traffic control, lighting, clean-up and removal of all existing materials, or other matter to ensure that the existing parking lot location continues to be suitable for parking use.

Please let us know if we can answer any questions as we work with WestWynn LLC to execute this project.

Sincerely,



Brent Gardner
General Manager
Fashion Show

AC-19-400154
PLANNER
COPY

FASHIONSHOW
LAS VEGAS