



# Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, NV 89142

June 27, 2023

6:00pm

## AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) 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 the Board of County Commissioners' Zoning Commission (BCC) or the 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 a 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, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Sam Crunkilton at [wwtabsecretary@gmail.com](mailto:wwtabsecretary@gmail.com).
  - o Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - o Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: John Delibos, Chairperson  
 Dorothy Gold, Vice Chairperson  
 Judith Siegel  
 Robert Mikes  
 April Mench

Secretary: Sam Crunkilton, 702-854-0878, [wwtabsecretary@gmail.com](mailto:wwtabsecretary@gmail.com)  
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Beatriz Martinez, 702-455-0560, [beatriz.martinez@clarkcountynv.gov](mailto:beatriz.martinez@clarkcountynv.gov)  
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Invocation, Pledge of Allegiance, and 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 (3) minutes. Please step up to the speaker's podium, if applicable,

BOARD OF COUNTY COMMISSIONERS  
 JAMES B. GIBSON, Chair  
 JUSTIN C. JONES – MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
 KEVIN SCHILLER County Manager

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 Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for May 30, 2023. (For possible action)
- IV. Approval of the Agenda for June 27, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning  
**07/18/23 PC**
  - 1. **UC-23-0285-E-J CLUB, LLC:**  
**USE PERMITS** for the following: **1)** alcohol sales, liquor – packaged only; **2)** alcohol sales, beer and wine – packaged only; and **3)** day spa  
**DESIGN REVIEWS** for the following: **1)** a liquor store; and **2)** a day spa in conjunction with an existing commercial/industrial building on 1.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Sammy Davis Jr. Drive, approximately 550 feet south of Circus Circus Drive within Winchester. TS/jgh/syp (For possible action)
  - 2. **WS-23-0284-CONCEPCION WHITNEY MILIAN:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a non-decorative fence; and **2)** increase fence height within the front yard in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Capistrano Avenue, approximately 170 feet west of Burnham Avenue within Winchester. TS/dd/syp (For possible action)
- VII. General Business
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council’s jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) 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 Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: July 11, 2023.
- 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  
<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS  
JAMES B. GIBSON, Chair  
JUSTIN C. JONES – MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
KEVIN SCHILLER County Manager



# Winchester Town Advisory Board

May 30, 2023

## MINUTES

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Board Members: John Delibos– Chair – Present  
Dorothy Gold – Vice Chair – Present  
Judith Siegel – Present -Present  
Robert O. Mikes, Jr – Present  
April Mench - Present

Secretary: Sam Crunkilton 702-854-0878 [wwtabsecretary@gmail.com](mailto:wwtabsecretary@gmail.com)

Town Liaison: Beatriz Martinez 702-455-0560 [beatriz.martinez@clarkcountynv.gov](mailto:beatriz.martinez@clarkcountynv.gov)

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- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions:  
Beatriz Martinez, Town Liaison, Steven De Merritt-Planner, & Sam Crunkilton, Secretary;  
The meeting was called to order at 6:01 p.m.
- II. Public Comment  
**None**
- III. Approval of May 9, 2023 Minutes  
**Moved by: Delibos**  
**Approved**  
**Vote: 5-0 Unanimous**
- IV. Approval of the Agenda for May 30, 2023  
**Moved by: Delibos**  
**Approved**  
**Vote: 5-0 Unanimous**
- V. Informational Items  
**None**
- VI. Planning & Zoning:  
**06/20/23 PC**

**1. UC-23-0189-1785 OFFICE CENTER LLC:**

**USE PERMIT** for a proposed print shop in conjunction with an existing office complex on 5.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue, 800 feet west of Bruce Street within Winchester. TS/jud/syp (For possible action)

**Approved with staff conditions**

**Moved by Delibos**

**Vote 5-0**

06/21/23 BCC

**2. DR-23-0213-RESORTS WORLD LAS VEGAS, LLC:**

**DESIGN REVIEWS** for the following: **1)** modify an existing comprehensive sign plan (Resorts World Hotel Casino); **2)** increase the overall wall sign area; and **3)** allow a roof sign in conjunction with an approved resort hotel (Resorts World) on 87.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/dd/syp (For possible action)

**Approved with staff conditions**

**Moved by Delibos**

**Vote 5-0**

**3. VS-23-0192-LV-PCPS, LLC & LV-AM, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being Paradise Road located between Sahara Avenue and Karen Avenue (alignment) within Winchester (description on file). TS/gc/syp (For possible action)

**Approved with staff conditions**

**Moved by Delibos**

**Vote 5-0**

**4. UC-23-0191-LV-PCPS, LLC & LV-AM, LLC:**

**USE PERMIT** for deviations as shown per plans on file.

**DEVIATIONS** for the following: **1)** alternative street landscaping; **2)** increase wall height; **3)** reduce gate setback; and **4)** all other deviations as depicted per plans on file.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the setback from a street; and **2)** allow alternative driveway geometrics.

**DESIGN REVIEW** for modifications (landscaping, screening, and driveways) to an existing resort hotel (Sahara) on 17.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Sahara Avenue and Paradise Road within Winchester. TS/gc/syp (For possible action)

**Held until 6/13/23 Meeting**

**5. WS-23-0050-RW LV FUTURE LAND, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** building height; and **2)** reduced throat depth.

**DESIGN REVIEW** for a convention center in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west

side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/bb/syp (For possible action)

**Approved with new staff conditions for 53ft max truck length and signs at the driveway and at each angled spot to read, “53’ max trucks.”**

**Moved by Delibos**

**Vote 5-0**

VII. General Business

**None**

VIII. Public Comment

**None**

VIII. Next Meeting Date

**The next regular meeting will be June 13, 2023**

IX. Adjournment

**The meeting was adjourned at 6:37 p.m.**