



Winchester Town Advisory Board

April 27, 2021

MINUTES

Board Members: Robert O. Mikes, Jr. – Chair – **Present**
Kenneth Dayton – Vice Chair- **Present**
John Delibos – **Present**
Judith Siegel – **Present**
Patrick Becker - **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
Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary, Sami Real; Planning. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of April 13, 2021 Minutes

Moved by: Delibos
Approve as submitted
Vote: 5-0 Unanimous
- IV. Approval of Agenda for April 27, 2021

Moved by: Delibos
Approve as submitted
Vote: 5-0 Unanimous
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)

Discuss the current phase of the Transform Clark County Master Plan & Development Code rewrite process, focusing on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TABs) and Citizen Advisory Councils (CACs), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning Areas and local communities. This is your opportunity to provide feedback to the County on the process and to ensure the updated Master Plan reflects what's important to your community.

VI. Planning & Zoning:

1. **VS-21-0085-RESORTS WORLD LAS VEGAS, LLC:**

VACATE AND ABANDON a portion of a right-of-way being Resorts World Drive located between Las Vegas Boulevard South and Sammy Davis Jr. Drive within Winchester (description on file). TS/bb/jd (For possible action)

Moved By- Siegel
Hold Indefinitely
Vote: 5-0 Unanimous

2. **UC-21-0143-RESORTS WORLD LAS VEGAS, LLC:**

USE PERMITS for the following: **1)** allow primary access to accessory uses (day club and food trucks) from the exterior of the resort; and **2)** all deviations as shown per plans on file.

DEVIATIONS for the following **1)** landscaping and screening; and **2)** all deviations as shown per plans on file.

DESIGN REVIEWS for the following: **1)** modifications to an approved High Impact Project; **2)** modifications to 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 currently under development; and **3)** all other proposed accessory and incidental buildings and structures on 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/al/jd (For possible action)

Moved By- Siegel
Approve with staff conditions
Vote: 5-0 Unanimous

3. **UC-21-0135-HIGHLAND PARTNERS, LLC:**

USE PERMITS for the following: **1)** outside dining and drinking; and **2)** on-premises consumption of alcohol (service bar).

WAIVER OF DEVELOPMENT STANDARDS: for reduced parking in conjunction with an existing restaurant on a 0.5 acre portion of 1.3 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the northwest corner of Capella Avenue and Highland Drive within Winchester. TS/nr/jo (For possible action)

Moved By- Siegel
Approve with staff conditions
Vote: 5-0 Unanimous

4. **DR-21-0152-BOULDER HIGHWAY, LLC:**

DESIGN REVIEWS for the following: **1)** a new vehicle sales and repair building; and **2)** finished grade in conjunction with an existing vehicles sales establishment on 7.0 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Boulder Highway and the south side of Glen Avenue within Winchester. TS/jor/jd (For possible action)

Moved By- Dayton
Approve with staff conditions
Vote: 5-0 Unanimous

5. **UC-21-0134-PROGRESSIVE CASUALTY INS., CO.:**

USE PERMITS for the following: **1)** vehicle repair; and **2)** vehicle paint and body shop.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** a vehicle paint and body shop not in conjunction with vehicle sales; **2)** service bay doors facing the street; and **3)** reduced separation to a residential use on 2.6 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Boulder Highway, 750 feet north of Desert Inn Road within Winchester. TS/nr/jo (For possible action)

Moved By- Delibos
Approve with staff conditions
Vote: 5-0 Unanimous

6. **ET-21-400052 (UC-18-0328)-SHERWOOD 2592 INVESTMENTS, LLC:**

USE PERMIT FIRST EXTENSION OF TIME to reduce the front setback for a proposed motel.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** alternative landscaping and buffering; **3)** alternative parking lot design and layout; **4)** waive applicable design standards; **5)** allow modified driveway design standards; and **6)** permit existing nonstandard improvements to remain within a right-of-way.

DESIGN REVIEW to convert an existing apartment building into a proposed motel on 0.5 acres in an H-1 (Limited Resort and Apartment) Zone in the SOSA Overlay District. Generally located on the east side of Sherwood Street, 500 feet south of Sahara Avenue within Winchester. TS/nr/jo (For possible action)

Moved By- Dayton
Hold to May 11,2021 meeting applicant no present
Vote: 5-0 Unanimous

VII. General Business

VII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be May 11, 2021

IX. Adjournment

The meeting was adjourned at 7:05 p.m.