



Winchester Town Advisory Board

October 10, 2023

MINUTES

Board Members:	Dorothy Gold – Member – PRESENT Judith Siegel – Member – PRESENT Cristhian Barneond – Member – PRESENT	April Mench – Member – PRESENT Robert Mikes – Member – ABSENT
Secretary:	Valerie Leiva (702)468-9839	valerieleivaccnv@outlook.com
County Liaison:	Beatriz Martinez (702)455-0560	beatriz.martinez@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liason, Michael Huling – Planner, & Valerie Leiva – Secretary. The meeting was called to order at 6:03 p.m.

II. Public Comment: None

III. Approval of the September 26, 2023 Minutes

Moved by: Mench
Action: Approved
Vote: 4-0

IV. Approval of Agenda for October 10, 2023

Moved by: Mench
Action: Approved
Vote: 4-0

V. Informational Items: None

VI. Planning & Zoning

1. **ET-23-400130 (WS-21-0207)-SAAVEDRA-MORAN ISRAEL & LOPEZ-MENDOZA MARIA OFELIA:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** reduced setback; and **2)** reduced separation in conjunction with a single family home on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Gaucho Drive and the south side of Caballero Way (alignment) within Winchester. TS/mh/syp (For possible action)

11/07/23 PC

Moved by: Mench
Action: Approved
Vote: 4-0

2. **SC-23-0623-HALPERIN AMIR:**

STREET NAME CHANGE to name a private drive aisle to Sky Las Vegas Way for an existing condominium complex (Sky Las Vegas) on 3.0 acres in a U-V (Urban Village) Zone. Generally located on the west side of Las Vegas Boulevard South, 535 feet north of Circus Drive within Winchester. TS/dd/syp (For possible action)

11/07/23 PC

Moved by: Mench
Action: Denied
Vote: 4-0

3. **ET-23-400128 (UC-0519-17)-ALL NET LAND DEVELOPMENT L L C:**

USE PERMITS THIRD EXTENSION OF TIME to commence the following: **1)** modifications to an approved High Impact Project (All Net Arena); and **2)** convention facilities/exposition halls. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced on-site parking; and **2)** increased building height.

DESIGN REVIEWS for the following: **1)** modifications to an approved High Impact Project; **2)** hotel tower and associated low-rise and mid-rise buildings and structures; **3)** convention center facilities; and **4)** all other accessory and incidental buildings and structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/nai/syp (For possible action)

11/08/23 BCC

Held until 10/31/23

4. **ET-23-400129 (UC-0568-14)-ALL NET LAND DEVELOPMENT, LLC:**

USE PERMITS FOURTH EXTENSION OF TIME to commence the following: **1)** a High Impact Project; **2)** a recreational facility (a multi-function events arena) and incidental uses; **3)** increased building height; **4)** retail sales and service; **5)** restaurants; **6)** on-premises consumption of alcohol; **7)** alcohol sales, beer & wine - packaged only; **8)** alcohol sales, liquor - packaged only; **9)** outdoor live entertainment; **10)** personal services (salon and spa); **11)** club; **12)** nightclub; **13)** food carts/booths; **14)** grocery store; **15)** kiosks/information (outdoor); **16)** offices; **17)** theater (Cineplex); **18)** outside dining, drinking, and cooking; **19)** farmer's markets; **20)** arcade; and **21)** motion picture production/studio.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setback to a parking structure from a residential use; **2)** waive the required landscaping when adjacent to a less intensive use; **3)** permit a variety of outdoor commercial/retail uses not within a permanent enclosed building; and **4)** non-standard improvements (fences/walls, planters, and landscaping) within the future right-of-way (Las Vegas Boulevard South).

DESIGN REVIEWS for the following: **1)** a recreational facility (multi-function events arena) with ancillary uses and structures and overall site design; **2)** hotel; **3)** retail establishments; **4)** theater (Cineplex); and **5)** parking structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/tpd/syp (For possible action)

11/08/23 BCC

Held until 10/31/23

5. **UC-23-0648-SKY HI, LLC:**
USE PERMITS for the following: **1)** cannabis establishment (consumption lounge); and **2)** modify design and development standards for the Midtown Maryland Parkway Design Overlay District.
WAIVER OF DEVELOPMENT STANDARDS reduce the separation for outside cannabis consumption to a residential use.
DESIGN REVIEWS for the following: **1)** a cannabis consumption lounge; **2)** additions to an existing commercial building; and **3)** site modifications to include but not limited to façade changes, parking, and landscaping on 1.6 acres in a C-1 (Local Business) (AE-60) Zone in the Midtown Maryland Parkway Design Overlay District. Generally located on the north side of Desert Inn Road, 500 feet west of Maryland Parkway within Winchester. TS/al/syp (For possible action)
11/08/23 BCC

Moved by: Barneond

Action: ~~Did Not Carry~~No recommendation

Vote: 2-2

6. **WS-23-0601-BM HIGHLAND, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** street landscaping; **2)** parking lot landscaping; **3)** pedestrian walkways; **4)** modified commercial driveway standards; and **5)** full off-site improvements.
DESIGN REVIEW a proposed expansion to an existing contractor's office within an existing commercial/industrial complex on a portion of 6.7 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Highland Drive, 700 feet south of Edna Avenue within Winchester. TS/lm/syp (For possible action)
11/08/23 BCC

Moved by: Mench

Action: Approved per staff recommendation (denial of waiters #1-3 and design review)

Vote: 4-0

7. **ZC-23-0643-SUNRISE HOSPITAL & MEDICAL CENTER, LLC:**
ZONE CHANGE to reclassify 37.6 acres from a C-2 (General Commercial) (AE-60) Zone, an R-1 (Single Family Residential) (AE-60) Zone, and an H-1 (Limited Resort and Apartment) (AE-60) Zone to a C-1 (Local Business) (AE-60) Zone.
USE PERMITS for the following: **1)** parking garage; and **2)** waive design and development standards in the Midtown Maryland Parkway District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase height; **2)** reduce parking lot landscaping; **3)** allow non-standard improvements within the right-of-way; and **4)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** proposed parking garage and surface parking lot modifications; and **2)** finished grade in conjunction with an existing hospital site in the Midtown Maryland Parkway District. Generally located on the east side of Maryland Parkway and the north side of Desert Inn Road within Winchester (description on file). TS/rk/syp (For possible action)
11/08/23 BCC

Moved by: Siegel

Action: Approved with staff conditions

Vote: 4-0

8. **VS-23-0644-SUNRISE HOSPITAL & MEDICAL CENTER, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Maryland Parkway and La Canada Street, and between Desert Inn Road and Vegas Valley Drive; a portion of right-of-way being Arabella Street located between Desert Inn Road and Vegas Valley Drive; a portion of right-of-way being Sombrero Drive located between Maryland Parkway and La Canada Street; a portion of Serape Circle located between Maryland Parkway and La Canada Street; and a portion of Silver Mesa Court located between Maryland Parkway and La Canada Street within Winchester (description on file). TS/rk/syp (For possible action)

11/08/23 BCC

Moved by: Siegel

Action: Approved with staff conditions and add conditions to have applicant review the increase traffic on Silver Mesa Court and improve the trash collection in the alleyway behind Silver Mesa Court

Vote: 4-0

Vote: 4-0

9. **TM-23-500130-SUNRISE HOSPITAL & MEDICAL CENTER, LLC:**
TENTATIVE MAP for a commercial subdivision on 37.6 acres in a C-1 (Local Business) (AE-60) Zone in the Midtown Maryland Parkway District. Generally located on the east side of Maryland Parkway and the north side of Desert Inn Road within Winchester. TS/rk/syp (For possible action)

11/08/23 BCC

Moved by: Siegel

Action: Approved with staff conditions

Vote: 4-0

VII. General Business:

Nominate and appoint a representative and alternate to the Community Development Advisory Committee (CDAC) for 2023/2024 (for possible action)

The representative is April Mench and the alternate is Cristhian Barneond

Moved by: Gold

Action: Approved

Vote: 4-0

Elect a chair and vice chair for the Winchester Town Advisory Board (for possible action)

The chairperson is Dorothy Gold and the vice chairperson is April Mench

Moved by: Gold

Action: Approved

Vote: 4-0

VIII. Public Comment:

Vivian Kilarski congratulated new board member: Cristhian Barneond on appointment and stated appreciation for board members

IX. Next Meeting Date

The next regular meeting will be October 31, 2023

X. Adjournment

The meeting was adjourned at 7:49 p.m.