



# Winchester Town Advisory Board

October 30, 2018

## MINUTES

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Board Members:	Kenneth Dayton – Chair – <b>PRESENT</b> Judith Siegel – Vice Chair – <b>PRESENT</b> Robert O. Mikes, Jr. – <b>PRESENT</b>	John Delibos– <b>PRESENT</b> Roxana Valladeres - <b>PRESENT</b>
Secretary:	Tamara Williams (702) 455-0560 TGW@ClarkCountyNV.gov	
Town Liaison:	Tamara Williams (702) 455-0560 TGW@ClarkCountyNV.gov	
Planner:	Maria Kaesko	

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I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions  
The meeting was called to order at 6:00 p.m.

II. Public Comment  
None

III. Approval of October 30, 2018 minutes.

**Moved by: Ken Dayton**

**Action: Approved subject minutes as recommended**

**Vote: 5-0/ Unanimous**

**Voting Aye: Ken Dayton, Robert O. Mikes, Jr., Judith Siegel, John Delibos and Roxana Valladeres**

**Voting Nay: None**

Approval of Agenda for November 13, 2018 agenda.

**Moved by: Ken Dayton**

**Action: Approved**

**Vote: 5-0/ Unanimous**

**Voting Aye: Ken Dayton, Robert O. Mikes, Jr., Judith Siegel, John Delibos and Roxana Valladeres**

**Voting Nay: None**

IV. Informational Items

1. Announcement of upcoming neighborhood meetings and County or community meetings and events. (For discussion)

BOARD OF COUNTY COMMISSIONERS  
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair  
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY  
YOLANDA KING, County Manager

**Tamara Williams announced applications are available until Tuesday, November 13, 2018 for appointments by the Board of County Commissioners to serve on the Winchester TAB for a two-year term beginning January 2019.**

V. Planning & Zoning

**11/20/18 PC**

1. **TM-18-500186-SAHARA TOWNE SQUARE, LLC:**

**TENTATIVE MAP** consisting of 1 lot on 1.5 acres in C-2 (Commercial General) zone. Generally located on the south side of Sahara Avenue and the east side of Maryland Parkway within Winchester. CG/jvm/ja (For possible action)

**Moved by: Ken Dayton**

**Action: Approved per staff conditions**

**Vote: 5-0/ Unanimous**

**Voting Aye: Ken Dayton, Robert O. Mikes, Jr., Judith Siegel, John Delibos and Roxana Valladeres**

**Voting Nay: None**

2.

**TM-18-500187-SAHARA TOWNE SQUARE, LLC:**

**TENTATIVE MAP** consisting of 1 lot on 9.3 acres in C-2 (Commercial General) zone. Generally located on the east side of Maryland Parkway, approximately 320 feet south of Sahara Avenue within Winchester. CG/jvm/ja (For possible action)

**Moved by: Ken Dayton**

**Action: Approved per staff conditions**

**Vote: 5-0/ Unanimous**

**Voting Aye: Ken Dayton, Robert O. Mikes, Jr., Judith Siegel, John Delibos and Roxana Valladeres**

**Voting Nay: None**

**11/20/18 BCC**

3. **UC-18-0753-305CCD, LLC:**

**USE PERMITS** for the following: **1)** a High Impact Project; **2)** day spa with medical offices; **3)** offices; **4)** retail sales and service; **5)** restaurants and taverns with outside dining and drinking; **6)** alcohol sales (beer and wine – packaged only); **7)** alcohol sales (liquor – packaged only) **8)** on-premises consumption of alcohol (service bars, supper clubs and taverns); **9)** convention facilities and meeting rooms with kitchens; and **10)** reduce separation between on-premises consumption of alcohol to a residential use (multiple family).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased building height; **2)** reduce height/setback ratio; **3)** permit encroachment into airspace; **4)** reduced setbacks; **5)**

reduce setback from the right-of-way; **6)** reduced parking; **7)** reduced loading spaces; **8)** allow modified street standards; and **9)** allow modified driveway design standards.

**DESIGN REVIEWS** for the following **1)** a High Impact Project; **2)** hotel; **3)** day spa with medical offices; **4)** retail sales and service; **5)** restaurants and taverns with outside dining and drinking; **6)** on-premises consumption of alcohol (service bars, supper clubs and taverns); **7)** convention facilities and meeting rooms with kitchens; **8)** parking garage with subterranean levels; and **9)** pool areas with landscaping at the top level of the hotel podium on 6.1 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 Debbie Reynolds Drive within Winchester. CG/md/ja (For possible action)

**Moved by: Ken Dayton**

**Action: Hold to 11/13/18 TAB meeting per the applicant in order to work with staff.**

**Vote: 5-0/ Unanimous**

**Voting Aye: Ken Dayton, Robert O. Mikes, Jr., Judith Siegel, John Delibos and Roxana Valladeres**

**Voting Nay: None**

4. **UC-18-0784-WESTWYNN, LLC:**

**USE PERMIT** for a temporary parking 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. CG/al/ja (For possible action)

**Moved by: Ken Dayton**

**Action: Approved per staff conditions**

**Vote: 5-0/ Unanimous**

**Voting Aye: Ken Dayton, Robert O. Mikes, Jr., Judith Siegel, John Delibos and Roxana Valladeres**

**Voting Nay: None**

5. **WC-18-400219 (WS-0104-17)-GVISHLV OWNER, LLC:**

**WAIVER OF CONDITIONS** of a waiver of development standards requiring the following: **1)** until 2 years to commence and review; **2)** no overlapping of events for the east and south signs which may not be displayed at the same time; **3)** maximum duration of sign to correspond with the event advertised which shall be no longer than 10 days with a maximum of 6 events per year; and **4)** signs to be removed immediately after each event ends on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. CG/tk/ja (For possible action)

**Moved by: John Delibos**

**Action: Approved per staff “if approved” conditions except change bullet #5 to read as follows: Signs to be removed immediately after each event ends.**

**Vote: 5-0/ Unanimous**

**Voting Aye: Ken Dayton, Robert O. Mikes, Jr., Judith Siegel, John Delibos and Roxana Valladeres**

**Voting Nay: None**

6. **WC-18-400220 (WS-0724-17)-GVISHLV OWNER, LLC:**

**WAIVERS OF CONDITIONS** of a waiver of development standards requiring the following: **1)** until April 5, 2019 to commence and review to coincide with WS-0528-12 (AR-0131-17) and WS-0104-17; **2)** sign to be used in conjunction with either the south or east signs which may not be displayed at the same time; **3)** maximum duration of sign to correspond with the event advertised which shall be no longer than 10 days with a maximum of 6 events per year; and **4)** signs to be removed immediately after each event ends on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. CG/tk/ja (For possible action)

**Moved by: John Delibos**

**Action: Approved per staff “if approved” conditions except change bullet #5 to read as follows: Signs to be removed immediately after each event ends.**

**Vote: 5-0/ Unanimous**

**Voting Aye: Ken Dayton, Robert O. Mikes, Jr., Judith Siegel, John Delibos and Roxana Valladeres**

**Voting Nay: None**

7. **WC-18-400222 (WS-0528-12 (AR-0131-17))-GVISHLV OWNER, LLC:**

**WAIVER OF CONDITIONS** of a review of a waiver of development standards requiring until April 5, 2019 to review as a public hearing to coincide with WS-0104-17 and WS-0724-17 on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Paradise Road, 260 feet south of Elvis Presley Boulevard within Winchester. CG/tk/ja (For possible action)

**Moved by: John Delibos**

**Action: Approved per staff “if approved” conditions except change bullet #5 to read as follows: Signs to be removed immediately after each event ends.**

**Vote: 5-0/ Unanimous**

**Voting Aye: Ken Dayton, Robert O. Mikes, Jr., Judith Siegel, John Delibos and Roxana Valladeres**

**Voting Nay: None**

VI. General Business  
None.

VII. Public Comment

**None.**

VIII. Next Meeting Date  
**The next regular meeting will be on Tuesday, November 13, 2018**

IX. Adjournment

X. **The meeting was adjourned at 6:24 p.m.**