



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

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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

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- 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)













**Brookfield**  
Properties

October 21, 2019

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

RE: Land Use Application  
Fashion Show  
Holiday Employee Parking

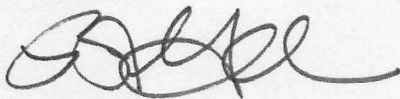
On behalf of Brookfield Properties Retail, Fashion Show and WestWynn, LLC, we respectfully submit this justification letter to accompany the application for a special use permit, waiver of development standards and design review for a parking lot in parcels 162-09-403-0004, 161-16-101-009 and 162-16-101-11 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