



# Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, Nv 89142

April 12, 2022

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 Victoria Bonner at 02-335-9205.
  - 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.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/WinchesterTAB>

Board/Council Members: Robert Mikes, Chairperson  
 Judith Siegel  
 John Delibos  
 Patrick Becker  
 Dorothy Gold

Secretary: Victoria Bonner, 702-335-9205, and victoriabelleb@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, and 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, 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 March 29, 2022. (For possible action)
- IV. Approval of the Agenda for April 12, 2022 and Hold, Combine, or Delete any Items. (For possible
- V. Informational Items
- VI. Planning and Zoning
  - 1. **ZC-22-0126-COUNTY OF CLARK (LV CONV AUTH):**  
**ZONE CHANGE** to reclassify 10.0 acres from a P-F (Public Facility) Zone to an H-1 (Limited Resort and Apartment) Zone for a future development. Generally located on the east side of Las Vegas Boulevard South and the south side of Elvis Presley Boulevard within Winchester (description on file). TS/lm/jo (For possible action) 05/04/22 BCC
- VII. General Business
  - Elect a new Vice Chair for the Winchester TAB (for possible action)
- 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 vote may be taken on a matter not listed on the posted agenda. 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: April 26, 2022.
- 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>



# Winchester Town Advisory Board

March 29, 2022

## MINUTES

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Board Members: Robert O. Mikes, Jr. – Chair – Present  
John Delibos – Present  
Judith Siegel – Present  
Patrick Becker – Excused  
Dorothy Gold - 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  
Beatriz Martinez; Town Liaison; Victoria Bonner: Secretary; Nicole Russell; Planning. The meeting was called to order at 6:00p.m.
- II. Public Comment  
**None**
- III. Approval of February 22, 2022 Minutes  
**Moved by: Delibos**  
**Approve**  
**Vote: 4-0 Unanimous**
- IV. Approval of Agenda for March 29, 2022  
**Moved by: Delibos**  
**Approve**  
**Vote: 4-0 Unanimous**
- V. Informational Items  
B.M. invited the community to Job Fair. This will be held on April 15<sup>th</sup> at the Las Vegas Convention Center from 9 a.m. to 2 p.m.
- VI. Planning & Zoning:
  1. **ZC-22-0098-AYITA 3315 LLC, ET AL:**  
**ZONE CHANGE** to reclassify 176.4 acres from an R-1 (Single Family Residential) Zone to an R-1 (Single Family Residential) Zone in a Historic Neighborhood (HN) Overlay District for portions of an existing residential subdivision. Generally located on the south side of Golden Arrow Drive

(alignment), the north and south sides of Desert Inn Road, the north side of Viking Road, the west side of Eastern Avenue, and the east side of La Canada Street (alignment) within Winchester and Paradise (description on file). TS/jt/syp (For possible action)

**Approve with staff conditions**  
**Moved By- Delibos**  
**Vote: 4-0 Unanimous**

2. **UC-22-0085-GTL PROPERTIES, LLC:**  
**USE PERMITS** for the following: **1)** vehicle paint/body shop; and **2)** vehicle repair.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow vehicle paint/body shop; **2)** reduce separation from vehicle repair to residential use; and **3)** reduce separation from vehicle paint/body shop to residential use.  
**DESIGN REVIEW** for a vehicle repair and paint/body shop in conjunction with an existing building on a portion of 16.7 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue and the east side of Burnham Avenue within Winchester. TS/lm/syp (For possible action)

**Approve with if approved conditions**  
**Moved By- Delibos**  
**Vote: 4-0 Unanimous**

3. **UC-22-0112-SMK, INC:**  
**USE PERMIT** for an art gallery.  
**DESIGN REVIEW** for an art gallery on 1.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, 380 feet north of Circus Drive within Winchester. TS/nr/syp (For possible action)

**Approve with staff conditions**  
**Moved By- Siegel**  
**Vote: 4-0 Unanimous**

4. **WS-21-0719-DWW SAHARA, LLC:**  
**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative screening and landscaping; **2)** required trash enclosure; and **3)** alternative driveway geometrics.  
**DESIGN REVIEW** for a proposed parking lot for new vehicle inventory storage and employee parking area in conjunction with an existing automobile sales facility on a portion of 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue, 650 feet east of Mojave Road within Winchester. TS/al/jo (For possible action)

**Hold to next meeting**  
**Moved By- Siegel**  
**Vote: 1-3**

**Deny**  
**Moved By- Mikes**  
**Vote: 3-1**

## VII. General Business

Elect a new Vice Chair for the Winchester TAB (for possible action)  
Defer general business to next meeting.

VII. Public Comment

VIII. Next Meeting Date

**The next regular meeting will be April 12, 2022**

IX. Adjournment

**The meeting was adjourned at 7:00 p.m.**

# REVISED

**ATTACHMENT A  
WINCHESTER TOWN ADVISORY BOARD  
ZONING AGENDA  
TUESDAY, 6:00 P.M., APRIL 12, 2022**

05/04/22 BCC

1. **ZC-22-0126-COUNTY OF CLARK (LV CONV AUTH):**  
**ZONE CHANGE** to reclassify 10.0 acres from a P-F (Public Facility) Zone to an H-1 (Limited Resort and Apartment) Zone for a future development. Generally located on the east side of Las Vegas Boulevard South and the south side of Elvis Presley Boulevard within Winchester (description on file). TS/lm/jo (For possible action)

FUTURE DEVELOPMENT  
(TITLE 30)

LAS VEGAS BLVD S/ELVIS PRESLEY BLVD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-22-0126-COUNTY OF CLARK (LV CONV AUTH):**

**ZONE CHANGE** to reclassify 10.0 acres from a P-F (Public Facility) Zone to an H-1 (Limited Resort and Apartment) Zone for a future development.

Generally located on the east side of Las Vegas Boulevard South and the south side of Elvis Presley Boulevard within Winchester (description on file). TS/lm/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-09-703-024

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 10
- Project Type: Zone change (no plans)

Site & History

The request is located on the westerly portion of the former Rivera Hotel property. The property was purchased by the Las Vegas Convention and Visitors Authority (LVCVA) in 2015, and the Rivera site was torn down in 2017 for an expansion of the convention center facilities (West Hall). The proposed request is described as future development on the property.

Applicant's Justification

The applicant's representative indicates that the sight is currently utilized for overflow parking and that the LVCVA is under contract to sell the property for future developments and H-1 zoning is more appropriate for future developments. The LVCVA has determined that this parcel is not necessary for the efficient operation of the facilities and will not have a negative impact on the operations of the Convention Center.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-15-0863	Reclassified 26.4 acres to P-F zoning for parking lot and convention facilities	Approved by BCC	February 2016

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Developing Fountaine Bleau Resort Hotel
South	Entertainment Mixed-Use	H-1 & P-F	Parking lot & undeveloped
East	Entertainment Mixed-Use & Public Use	P-F	Convention facilities
West	Entertainment Mixed-Use	H-1	Circus Circus, Resorts World & restaurant

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis****Current Planning**

Staff finds that the request to the H-1 zoning district is in conformance with the newly adopted Master Plan and the Winchester Land Use Plan. In addition, any future developments on the property will be vetted out through a design review application which will ensure that the new development is in compliance with the design criteria established in the Code; therefore, staff can support this request.

**Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application.

**Public Works - Development Review**

- Drainage study shall be required with future development as determined by Public Works - Development Review;



- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review;
- Coordinate with Public Works, Kaizad Yazdani for right-of-way and easement dedications necessary for the Las Vegas Boulevard improvement project.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LAS VEGAS CONVENTION AND VISITORS AUTHORITY

**CONTACT:** LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT