



## Winchester Town Advisory Board

June 8, 2021

### MINUTES

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Board Members: Robert O. Mikes, Jr. – Chair – **Excused**  
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

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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, Brady Burnhart; Planning. The meeting was called to order at 6:00p.m.
- II. Public Comment  
**None**
- III. Approval of May 25, 2021 Minutes  
  
**Moved by: Dayton**  
**Approve as submitted**  
**Vote: 4-0 Unanimous**
- IV. Approval of Agenda for June 8, 2021  
  
**Moved by: Dayton**  
**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. **WS-21-0244-CASA VEGAS APARTMENT HOMES:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a decorative fence; **2)** reduced parking; and **3)** modify driveway geometric design standards in conjunction with an existing condominium development on 15.3 acres in an R-4 (Multiple Family Residential - High Density) (AE-60) Zone. Generally located on the south side of Vegas Valley Drive and the east side of Casa Vegas Street within Winchester. TS/jor/jd (For possible action)

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

2. **AR-21-400085 (WS-0528-12)-GVI SHLV OWNER, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS THIRD APPLICATION FOR REVIEW** for an increase in the area of temporary wall signs.  
**DESIGN REVIEW** for wall signs in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 260 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action)

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

3. **AR-21-400086 (WS-0104-17)-GVI SHLV OWNER, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW** for increased wall sign area.  
**DESIGN REVIEW** for a wall sign in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action)

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

4. **AR-21-400087 (WS-0724-17)-GVI SHLV OWNER, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW** for an increase in the area of temporary wall signs.  
**DESIGN REVIEW** for wall signs in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action)

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

5. **ET-21-400074 (DR-19-0428)-JDR OWNER, LLC:**  
**DESIGN REVIEW FIRST EXTENSION OF TIME** for changes and modifications to an approved resort hotel (The Drew Las Vegas formally Fontainebleau) on 22.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

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

6. **ET-21-400075 (DR-0289-09)-JDR OWNER, LLC:**  
**DESIGN REVIEW THIRD EXTENSION OF TIME** to commence the redesign of a loading dock structure and cover for a resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone.  
**WAIVER OF CONDITIONS** of a use permit (UC-0698-07) requiring that the loading dock driveway on the exterior of the convention/parking facility shall be covered save and except for the ingress and egress portions of this driveway, if the covering of this driveway is approved by Clark County, and subject to then meeting applicable LEED (Leadership in Energy and Environmental Design) standards, this covering shall be covered with artificial turf as determined by the applicant. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

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

7. **ET-21-400077 (UC-0489-08)-JDR OWNER, LLC:**  
**USE PERMIT THIRD EXTENSION OF TIME** to commence deviations to development standards.  
**DEVIATIONS** for the following: **1)** permit a roof sign; **2)** reduce the height/setback ratio adjacent to an arterial street (Las Vegas Boulevard South); **3)** reduce the separation between free-standing signs and monument signs; **4)** increase wall sign projection; **5)** increase temporary sign area; and **6)** all other deviations per plans on file.  
**WAIVER OF DEVELOPMENT STANDARDS** reduce the street setback along Las Vegas Boulevard South and Elvis Presley Boulevard for a temporary sign.  
**DESIGN REVIEWS** for a sign package including the following: **1)** increase animated sign area; **2)** increase projecting sign area and height; **3)** increase the average letter height for wall signs; and **4)** temporary sign for a resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

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

8. **ET-21-400078 (UC-0923-06)-JDR OWNER, LLC:**  
**USE PERMITS THIRD EXTENSION OF TIME** to commence the following: **1)** a resort

hotel/casino consisting of 2,929 hotel rooms; 2) 959 resort condominium units; 3) public areas including all casino areas, showrooms, live entertainment areas, shopping center areas, indoor and outdoor dining areas, entertainment areas, offices, meeting and convention areas, back-of-house areas, and parking structures; 4) increase the height of the high-rise tower; 5) kitchens within the rooms; 6) associated accessory and incidental commercial uses, buildings, and structures; 7) a construction office and office within the parking structure; and 8) deviations from development standards.

**DEVIATIONS** for the following: 1) reduce the on-site parking requirements; 2) reduce the number of loading spaces; 3) permit tandem parking spaces; 4) encroachment into airspace; and 5) all other deviations as shown per plans on file.

**DESIGN REVIEWS** for the following: 1) a resort hotel/casino and resort condominium high-rise tower; 2) water features; and 3) all other accessory and incidental buildings and structures on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

**Moved By- Siegel**  
**Approve with staff conditions**  
**Vote: 3-0**  
**1 abstained**

9. **ET-21-400079 (UC-0233-07)-JDR OWNER, LLC:**  
**USE PERMIT THIRD EXTENSION OF TIME** to commence the increase of the number of resort condominiums (with kitchens) in conjunction with an approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

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

10. **ET-21-400080 (DR-0213-08)-JDR OWNER, LLC:**  
**DESIGN REVIEW THIRD EXTENSION OF TIME** to commence the exterior elevation of the east wall of the convention/parking facility of a previously approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

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

11. **ET-21-400082 (UC-0698-07)-JDR OWNER, LLC:**  
**USE PERMITS THIRD EXTENSION OF TIME** to commence the following: 1) increased building height; and 2) deviations from development standards.  
**DEVIATIONS** for the following: 1) reduce the on-site parking requirements; and 2) all other deviations as shown per plans on file.  
**DESIGN REVIEW** for modifications to a previously approved resort hotel (The Drew Las Vegas)

on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

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

12. **ET-21-400083 (UC-1515-06)-JDR OWNER, LLC:**  
**USE PERMIT THIRD EXTENSION OF TIME** to commence deviations to development standards.

**DEVIATIONS** for the following: **1)** permit alternative landscaping; and **2)** permit all other deviations shown per plans on file in conjunction with an approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

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

13. **ET-21-400084 (UC-1242-06)-JDR OWNER, LLC:**  
**USE PERMIT THIRD EXTENSION OF TIME** to commence office buildings (modular buildings).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** landscaping requirements; and **2)** eliminate the required trash enclosure.

**DESIGN REVIEW** for 4 office buildings on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

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

VII. General Business

VII. Public Comment

VIII. Next Meeting Date

**The next regular meeting will be June 29,2021**

IX. Adjournment

**The meeting was adjourned at 6:52 p.m.**