



Winchester Town Advisory Board

November 14, 2023

MINUTES

Board Members: Dorothy Gold – Member – ABSENT April Mench – Member – PRESENT
Judith Siegel – Member – PRESENT Robert Mikes – Member – ABSENT
Cristhian Barneond – Member – PRESENT

Secretary: Valerie Leiva (702)468-9839 valerieleivaccnv@outlook.com
County Liaison: Beatriz Martinez (702)455-0560 beatriz.martinez@clarkcountynv.gov

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liaison, Michael Huling – Planner, & Valerie Leiva – Secretary. The meeting was called to order at 6:04 p.m.
- II. Public Comment: None
- III. Approval of the **October 31, 2023** Minutes
Moved by: Barneond
Action: Approved
Vote: 3-0
- IV. Approval of Agenda for **November 14, 2023**
Moved by: Barneond
Action: Approved
Vote: 3-0
- V. Informational Items:
Title 30 public training session at the Clark County Building Department on November 29, @6:00 p.m.
Title 30 public training session at the Clark County Government Center in Chambers on December 4, @6:00 p.m.
- VI. Planning & Zoning
1. **ET-23-400128 (UC-0519-17)-ALL NET LAND DEVELOPMENT, LLC:**
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

Moved by: Siegel

Action: Approved with staff if approved conditions and condition of a timeline for BCC

Vote: 2-1

2. **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

Moved by: Siegel

Action: Approved with staff if approved conditions and condition of a timeline for BCC

Vote: 2-1

3. **ET-23-400150 (WS-19-0618)-CONCORD PRIME, LLC & VEGASSTARR, LLC:**

WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for increased wall sign area.

DESIGN REVIEW for wall signage in conjunction with an office building on 3.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/dd/syp (For possible action)

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair
MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

12/05/23 PC

Moved by: Barneond
Action: Approved
Vote: 3-0

4. **UC-23-0667-CONCORD PRIME, LLC & VEGASSTARR, LLC:**
USE PERMITS for the following: **1)** restaurant; **2)** reduce the pedestrian access area around the perimeter of the outside dining and drinking patio; **3)** on-premises consumption of alcohol (supper club); **4)** live entertainment; **5)** hookah lounge; and **6)** banquet facility. **WAIVER OF DEVELOPMENT STANDARDS** to allow a banquet facility not on the ground floor.
DESIGN REVIEWS for the following: **1)** an outdoor kiosk; and **2)** outside dining and drinking patio on a portion of 3.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/jor/syp (For possible action)

12/05/23 PC

Moved by: Siegel
Action: Approved with staff if approved conditions
Vote: 3-0

5. **AR-23-400153 (UC-22-0498)-RESORTS WORLD LAS VEGAS, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** a recreational facility; **2)** fairgrounds; and **3)** live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/nm/syp (For possible action)

12/06/23 BCC

Held to 11/28/23 – Applicant not present

- VII.** General Business: None
VIII. Public Comment: None
IX. Next Meeting Date

The next regular meeting will be November 28, 2023

- X.** Adjournment

The meeting was adjourned at 7:04 p.m.