



Winchester Town Advisory Board

December 14, 2021

MINUTES

Board Members:	Robert O. Mikes, Jr. – Chair – Excused John Delibos – Present Judith Siegel – Present Patrick Becker - Present
Secretary:	Beatriz Martinez 702-455-0560 beatriz.martinez@clarkcountynv.gov
Town Liaison:	Beatriz Martinez 702-455-0560 beatriz.martinez@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions Beatriz Martinez; Town Liaison & Secretary, Steven De Merritt; Planning. The meeting was called to order at 6:01p.m.
- II. Public Comment
None
- III. Approval of November 30, 2021 Minutes
Moved by: Becker
Approve as submitted
Vote: 3-0 Unanimous
- IV. Approval of Agenda for December 14, 2021
Moved by: Delibos
Vote: 3-0 Unanimous
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events (for discussion)

Ms. Martinez announced a neighborhood meeting on January 13, 2022 about agenda item number 2 from the previous TAB meeting.

VI. Planning & Zoning:

1. **ET-21-400175 (UC-0492-15)-WESTWYNN, LLC:**

USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** High Impact Project; **2)** resort hotel; **3)** public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structures; **4)** increase the height of high-rise towers; **5)** associated accessory and incidental commercial uses, buildings, and structures; and **6)** deviations from development standards.

DEVIATIONS for the following: **1)** reduce on-site parking requirements; **2)** allow primary access to outside dining and drinking areas, restaurants, retail buildings and uses from the exterior of a resort hotel; **3)** encroachment into airspace; **4)** alternative landscaping; and **5)** all other deviations as shown per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** non-standard improvements (landscaping and fencing) within the right-of-way.

DESIGN REVIEWS for the following: **1)** High Impact Project; **2)** resort hotel and all associated and accessory uses; **3)** hotel towers and associated low-rise and mid-rise buildings and structures; **4)** low-rise and mid-rise buildings including retail, restaurants, public and back-of-house areas; **5)** water features (man-made lake and decorative water fountains); and **6)** all other accessory and incidental buildings and structures on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Winchester and Paradise. TS/sd/jo (For possible action)

Moved By- Delibos with the condition of changing the ET from 5 years to 2 years.

Approved

Vote: 2-0

Recused: Becker

2. **ET-21-400176 (UC-0045-16)-WESTWYNN, LLC:**

USE PERMIT SECOND EXTENSION OF TIME to expand/enlarge the Gaming Enterprise District by approximately 2.5 acres in conjunction with an approved resort hotel (Alon) on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located between Sammy Davis Jr. Drive and Las Vegas Boulevard South and between Fashion Show Drive and Wilbur Clark Desert Inn Road within Winchester and Paradise. TS/sd/jo (For possible action)

Moved By- Delibos with the condition of changing the ET from 5 years to 2 years.

Approved

Vote: 3-0

VII. General Business

none

VII. Public Comment

none

VIII. Next Meeting Date

The next regular meeting will be December 28, 2021

IX. Adjournment

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