



Winchester Town Advisory Board

October 31, 2023

MINUTES

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|-----------------|---|--|
| Board Members: | Dorothy Gold – Member – PRESENT Judith Siegel – Member – ABSENT Cristhian Barneond – Member – PRESENT | April Mench – Member – PRESENT Robert Mikes – Member – ABSENT |
| Secretary: | Valerie Leiva (702)468-9839 | valerieleivaccnv@outlook.com |
| County Liaison: | Beatriz Martinez (702)455-0560 | beatriz.martinez@clarkcountynv.gov |

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liason, Steve De Merritt – Planner, & Valerie Leiva – Secretary. The meeting was called to order at 6:00 P.M.
- II. Public Comment: None
- III. Approval of the October 10, 2023 Minutes
Moved by: Mench
Action: Approve
Vote: 3-0
- IV. Approval of Agenda for October 31, 2023
Moved by: Mench
Action: Approve with items 2 and 3 being held
Vote: 3-0
- V. Informational Items:
Day in Life at Winchester Dondero Cultural Center from Wednesday 11/01 – Thursday 11/02
- VI. Planning & Zoning
 1. **UC-23-0659-NOVAL CONSTANTINO REVOCABLE LIVING TRUST & NOVAL CONSTANTINO TRS:**
USE PERMITS for the following: 1) daycare; and 2) school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) trash enclosure; and 2) block wall.

DESIGN REVIEW for a daycare and school within an existing building on 1.0 acre in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Desert Inn Road, 610 feet west of Burnham Avenue within Winchester. TS/sd/syp (For possible action)

11/07/23 PC

Moved by: Mench

Action: Approved with staff if approved conditions and condition of a 6 ft. wall height

Vote: 3-0

2. **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)

Held to November 14, 2023 per applicant request

3. **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)

Held to November 14, 2023 per applicant request

4. **UC-23-0655-RW LV FUTURE LAND, LLC:**
USE PERMITS 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/jor/syp (For possible action)

11/21/23 BCC

Moved by: Mench

Action: Approve

Vote: 3-0

5. **UC-23-0656-HARSCH INVEST PPTYS-NV II, LLC:**

USE PERMIT for a minor training facility (cosplay) in conjunction with an approved office/warehouse on a portion of 28.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Sirius Avenue, 630 feet east of Wynn Road within Winchester. JJ/rp/syp (For possible action)

11/21/23 BCC

Moved by: Mench

Action: Approve

Vote: 3-0

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be November 14, 2023

X. Adjournment

The meeting was adjourned at 6:30 p.m.

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