



Winchester Town Advisory Board

July 11, 2023

MINUTES

Board Members:	John Delibos – Member – PRESENT Dorothy Gold – Member – PRESENT Judith Siegel – Member – ABSENT	Rober Mikes – Member – PRESENT April Mench – Member – PRESENT
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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 Liaison, Lorna Phegley – Planner, & Valerie Leiva – Secretary. The meeting was called to order at 6:00 p.m.
- II. Public Comment: None
- III. Approval of the June 27, 2023 Minutes
 Moved by: Mikes
 Action: Approved
 Vote: 4-0/Unanimous
- IV. Approval of Agenda for July 11, 2023
 Moved by: Mikes
 Action: Approved
 Vote: 4-0/Unanimous
- V. Informational Items:
 Workshop for Transform Clark County in Chambers at the Government Center on Monday July 17th @6:00 p.m.
- VI. Planning & Zoning
 PC: 07/18/23
 1. **SC-23-0311-JDR OWNER, LLC:**
STREET NAME CHANGE: to name a private street/drive as Avenue Fontainebleau for a previously approved resort hotel (Fontainebleau) on 22.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the north

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COUNTY CLERK

side of Elvis Presley Boulevard within Winchester. TS/r/syp (For possible action)

BCC: 08/02/23

Denied

Moved by Delibos

Vote: 3-1

2. UC-23-0310-JDR OWNER, LLC:

USE PERMITS for the following: **1)** high impact project; **2)** resort hotel; **3)** public areas including the casino, showrooms, theater, live entertainment, retail, indoor and outdoor dining and drinking, offices, convention areas, and parking structures; **4)** associated accessory and incidental commercial uses, buildings, and structures including retail areas, dining, theater, spa/salon, fitness center, wedding chapel, and convention facilities; **5)** kitchens within guestrooms; **6)** nightclub; **7)** a construction office and office within the parking structure; **8)** recreational facility; **9)** live entertainment; **10)** all special uses as listed on file; and **11)** deviations as depicted per plans on file.

DEVIATIONS for the following: **1)** increase building height; **2)** reduce height/setback ratio; **3)** reduce setbacks; **4)** encroachment into airspace; **5)** reduce loading spaces; **6)** alternative landscaping and pedestrian realm; **7)** permit tandem parking spaces; **8)** allow primary means of access to a nightclub to not be through the interior of the resort hotel; and **9)** all other deviations as depicted per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; and **2)** allow non-standard improvements within the right-of-way.

DESIGN REVIEWS for the following: **1)** high impact project; **2)** redesign of a loading dock structure and cover; **3)** resort hotel with all associated and accessory uses, structures, and incidental buildings and structures; and **4)** changes and modifications to a resort hotel on 22.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Elvis Presley Boulevard and the east side of Las Vegas Boulevard South within Winchester. TS/md/syp (For possible action)

BCC: 08/02/23

Approved per staff conditions

Moved by Mikes

Vote: 4-0/unanimous

VII. General Business:None

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be July 25, 2023

X. Adjournment

The meeting was adjourned at 7:03 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