



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

April 8, 2025

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Secretary Name at Secretary's Phone Number.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: April Mench
 Judith Siegel
 Cristhian Barneond
 Christopher Hooper
 Brad Evans

Secretary: Mallory Cristales, (213) 949-0805, mallory.cristales@outlook.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Beatriz Martinez, (702) 455-0560, and beatriz.martinez@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments

will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for February 25, 2025. (For possible action)
- IV. Approval of the Agenda for April 8, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items:
- VI. Planning and Zoning

1. WS-25-0186-MARYLAND G K LEGACY, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase maximum parking.

DESIGN REVIEW for a proposed office building on a portion of 3.86 acres in a CG (Commercial General) Zone within the Maryland Parkway (MPO) Overlay. Generally located on the east side of Maryland Parkway, 400 feet south of Karen Avenue within Winchester. TS/rg/kh (For possible action)

05/06/25 PC

- VII. General Business:
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: April 29, 2025.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
INSERT PRINCIPAL OFFICE OF PUBLIC BODY.



Winchester Town Advisory Board

February 25, 2025

MINUTES

Board Members:	Christian Barneond - Chair – PRESENT Christopher Hooper – Vice Chair – PRESENT April Mench – Member – ABSENT	Judith Siegel – Member – ABSENT Brad Evans – Member – PRESENT	
Secretary:	Mallory Cristales	(213) 949-0805	mallory.cristales@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, Judith Rodriguez– Planner, & Mallory Cristales – Secretary. The meeting was called to order at 6:17 p.m.
- II. Public Comment: None
- III. Approval of January 28, 2025
- Moved by: Hooper**
Action: Approved
Vote: 3-0
- IV. Approval of Agenda February 25, 2025
- Moved by: Hooper**
Action: Approved
Vote: 3-0
- V. Informational Items: None
- VI. Planning & Zoning

1. SDR-25-0054-305CCD, LLC

SIGN DESIGN REVIEWS for the following: 1) increase directional sign area; 2) increase video electronic message units; 3) increase the number of freestanding signs; 4) allow roof signs; and 5) proposed signage in conjunction with a proposed hotel and shopping center on 6.03 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Convention Center Drive and the west side of Debbie Reynolds Drive within Winchester. TS/hw/kh (For possible action)

2. VS-25-0055-305CCD, LLC:

VACATE AND ABANDON a portion of right-of-way being Convention Center Drive located between Channel 8 Drive and Debbie Reynolds Drive; a portion of right-of-way being Debbie Reynolds Drive located between Convention Center Drive and Desert Inn Road; and a portion of right-of-way being Desert Inn Road located between Channel 8 Drive and Debbie Reynolds Drive within Winchester (description on file). TS/hw/kh (For possible action)

3. UC-25-0053-305CCD LLC:

USE PERMITS for the following: 1) transient and non-transient hotel; 2) day and nightclub; and 3) offices as a principal use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase drive aisle length; 2) reduce loading spaces; 3) reduce throat depth; and 4) alternative street design.

DESIGN REVIEWS for the following: 1) a shopping center; and 2) a hotel and convention center complex on 6.03 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Convention Center Drive and the west side of Debbie Reynolds Drive within Winchester. TS/hw/kh (For possible action)

03/19/25 BCC

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be March 11, 2025 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 6:56pm

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., APRIL 8, 2025**

05/06/25 PC

1. **WS-25-0186-MARYLAND G K LEGACY, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase maximum parking.
DESIGN REVIEW for a proposed office building on a portion of 3.86 acres in a CG (Commercial General) Zone within the Maryland Parkway (MPO) Overlay. Generally located on the east side of Maryland Parkway, 400 feet south of Karen Avenue within Winchester. TS/rg/kh (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0186-MARYLAND G K LEGACY, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase maximum parking.

DESIGN REVIEW for a proposed office building on a portion of 3.86 acres in a CG (Commercial General) Zone within the Maryland Parkway (MPO) Overlay.

Generally located on the east side of Maryland Parkway, 400 feet south of Karen Avenue within Winchester. TS/rg/kh (For possible action)

RELATED INFORMATION:

APN:

162-11-201-002; 162-11-201-003

WAIVER OF DEVELOPMENT STANDARDS:

Allow 57 parking spaces where 53 parking spaces are permissible since the provided parking spaces shall not exceed more than 15% of the minimum required parking (46 parking spaces) per Section 30.04.04D (an 8% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2770 S. Maryland Parkway
- Site Acreage: 3.86 (total)
- Project Type: Proposed office building development
- Number of Stories: 2 (maximum)
- Building Height (feet): 44 (maximum)
- Square Feet: 18,260
- Parking Required/Provided: 46/60 (total parking - includes 3 ADA parking spaces)
- Sustainability Required/Provided: 7/7.5

Site Plan

The subject site contains an existing 4 story office building and parking lot that was constructed in 1975, via ZC-0073-73. The subject site is as an L-shaped lot; oriented west to east. In 1990, a parcel map (PM-90-0025) was recorded creating Lot 1 (west half) and Lot 2 (east half). A tentative map (TM-24-500045) was approved in 2024, for a one lot commercial subdivision and

the related final map (NFM-24-500065) is currently under review with the Clark County Mapping Team.

The plan depicts an existing office building and parking lot located within the southern portions of APNs 162-11-201-002 and 162-11-201-003. The existing office building is adjacent to 149 existing parking spaces. The proposed 2 story office building will be constructed on the undeveloped northeast quadrant of the site.

Currently, the site is accessible via existing driveways along Maryland Parkway located on the west side of APNs 162-11-201-002. The northern driveway is for egress only, and the southern driveway is for ingress. The proposed office building includes a total of 60 new parking spaces and the minimum parking requirement is 46. The new parking spaces are located north, east, and west of the proposed building. Pursuant to Title 30, non-residential development shall not exceed minimum parking requirements by more than 15 percent. The site provides 3 ADA parking spaces, which will not be counted against the maximum parking requirement; therefore, the adjusted total of parking spaces accounted for are 57 parking spaces. The 15% threshold allows for an additional parking space increase to 53 spaces. The applicant is requesting a waiver of development standards to increase parking for a maximum of 57 parking spaces.

In the CG zoning district, the proposed building placement is not subject to the interior and rear setbacks. However, the site is adjacent to residential properties to the north and the east property lines; therefore, this project is subject to residential adjacency standards per Section 30.04.06H for building setbacks. The proposed office building is set back 81 feet from north property line and 63 feet from the east property line. The proposed building is situated well within the interior of the site. Lastly, the plan depicts a plaza located on the west side of the building.

Landscaping

The plans depict a 15 foot wide landscape buffer, and double rows of evergreen trees along the north and east property lines. An existing 6 foot high screen wall along the north and east property lines, will be replaced with an 8 foot high screen wall. Furthermore, the plan shows a 5 foot wide landscape buffer is provided with Thornless Chilean Mesquite trees. Parking stalls abutting the north and east property lines, depicts a landscape strip with landscape islands provided every 12 spaces and at the end of each row of parking.

Elevations

The plans depict a 44 foot high, 2 story building. Entrances are located on the west and north sides of the building which are recessed and shaded with canopies excluding the emergency door on the southeast corner of the building. Some of the windows are shaded with metal awnings. The windows provided with be aluminum storefront windows with ground level not facing a street provides at least 41% transparent glass. The roofline of the building depicts the 2 foot high variation. The building materials includes slimlite alloy effects (stone veneers), and smooth pilasters or EIFS with earth tone colors.

Floor Plans

The plan depicts 9,130 square foot area for both the 1st and 2nd floors. The space will be improved in the future.

Pedestrian Circulation Plan & Art Plan

The art plan indicates one general location within the open space area abutting Maryland Parkway. The art plan; however, is requested to be deferred by the applicant to be reviewed in the future.

Applicant’s Justification

The applicant requests a waiver to increase maximum parking for the proposed office development to provide more spaces for the development to accommodate employees and visitors. The impact of the increase in parking and proposed office building is minimal to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-24-500045	A tentative map for one lot commercial subdivision	Approved by PC	June 2024
WS-19-0849	Freestanding sign	Approved by PC	December 2019
ZC-0073-73 & VC-0061-73 (ET)	Extension of time for reclassifying the site from R-1 to C-1 zoning and variance for a 4 story office building	Approved by BCC	July 1974
ZC-0073-73 & VC-0061-73	Reclassified the site from R-1 to C-1 zoning and variance for a 4 story office building	Approved by BCC	July 1973

*Additional land use applications have been approved on this site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG (MPO) & RS5.2	Restaurant & related facilities & single-family residential
South	Urban Neighborhood (greater than 18 du/ac)	RM32 (MPO)	Multi-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential development
West	Corridor Mixed-Use	CG (MPO)	Shopping center

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff finds the request to increase the maximum number of parking spaces is reasonable and does not negatively impact the site. The additional spaces will allow customers and employees to utilize the parking spaces available located adjacent to the proposed building. Staff finds the proposed parking is adequate for the proposed development; therefore, staff does not object to the waiver of development standards.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The subject parcel is an in-fill development for an office development. The development of the subject parcel is compatible with the existing development on the subject parcels. The elevation and design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance. Site circulation will not negatively impact adjacent roadways and neighborhood traffic. Therefore, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Appropriate land use application is required for the art plan and art shall be installed prior to Certificate of Completion;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of

time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- 30 days to coordinate with Public Works and the Regional Transportation Commission for the Maryland Parkway BRT project;
- 90 days to dedicate any necessary right-of-way and easements for the Maryland Parkway BRT project.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet;
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0089-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARYLAND GK LEGACY, LLC

CONTACT: GMRA, 6325 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-11-201-002 & 162-11-201-003

PROPERTY ADDRESS/ CROSS STREETS: 2770 South Maryland Parkway

DETAILED SUMMARY PROJECT DESCRIPTION

New 19,200 square foot office building

PROPERTY OWNER INFORMATION

NAME: Maryland GK Legacy LLC
ADDRESS: 2770 South Maryland Parkway, Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89104
TELEPHONE: 702-384-1616 CELL _____ EMAIL: gmartinez@ggrmlawfirm.com

APPLICANT INFORMATION

NAME: Maryland GK Legacy LLC
ADDRESS: 2770 South Maryland Parkway, Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89104 REF CONTACT ID # _____
TELEPHONE: 702-384-1616 CELL _____ EMAIL: gmartinez@ggrmlawfirm.com

CORRESPONDENT INFORMATION

NAME: George Rogers
ADDRESS: 6325 South Jones Boulevard, Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 168923
TELEPHONE: 702-894-5027 CELL 702-376-9782 EMAIL: pac@gmralv.com

*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

George Rogers
Property Owner (Signature)*

Gabriel Martinez
Property Owner (Print)

3/12/24
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|----------------------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|----------------------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WS-25-0186

ACCEPTED BY RG

PC MEETING DATE 4/15/25

DATE 2/20/25

BCC MEETING DATE _____

\$1,300

TAB/CAC LOCATION Winchester

DATE 3/25/25



George M. Rogers, Architect
Architecture ■ Interiors

6325 S. Jones Boulevard, Suite 100
Las Vegas, Nevada 89118
(702)894-5027
fax (702)894-5028
www.gmrarchitect.com

February 12, 2025

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, NV 89101

re: APN 162-11-201-002 and 162-11-201-003
2770 South Maryland Parkway
Letter of Justification

To Whom It May Concern,

The following request and justification are provided for your consideration and review:

Request

DESIGN REVIEW

This application is submitted for a Design Review for a new office building.

WAIVER OF STANDARDS

This application requests a waiver of standards for a wayfinding sign at the intersection of the north driveway entrance and Maryland Parkway.

Project Description

The project includes a new two-story 44' high office building of 18,260 square feet. The site is located on existing developed property. The existing development includes a 53'-4" high four-story office building and associated surface parking with shade canopies. The proposed two-story structure will have plaster/EIFS walls and stone veneer accents. The proposed building colors will complement the existing development. Landscaping is compliant with the requirements.

The site is adjacent to existing single-family residential development on the north and the east and multi-family residential development on the south.

**PLANNER
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2/20/25 WS-25-0186

The existing zone designation is Commercial General (CG) and it is established to accommodate traditional, auto-oriented commercial uses while allowing for the transition over time to a mix of retail, commercial, and mixed-use development.

Pedestrian connectivity is achieved by staining existing walkways that extend from the sidewalk along Maryland Parkway and using contrasting concrete colors for the proposed walkways that extend to the new proposed building entrance.

Landscaping is compliant with the Ordinance. Evergreen tree buffers have been provided adjacent to the single-family development on the north and the east. The buffers are required to be minimum double rows, 20' on center and staggered. Additional trees have been provided to account for increased sustainability. Also, there are two parking areas with finger islands separating 12 parking spaces, so additional trees have been provided. The actual tree buffer provided is evergreen trees, 17' on center and staggered.

Parking requirements are 1 space per 400 square feet, or 46 spaces required. The Ordinance allows for maximum parking to exceed minimum parking up to 15%; therefore, the maximum parking allowed is 53 spaces, not including accessible or EV spaces. There are 3 accessible spaces provided. The proposed development is not required to provide EV parking spaces unless the total parking exceeds 100 spaces; however, the project is providing 4 EV capable spaces.

The parking calculations for the proposed project have been segregated from the existing parking provided for the existing project developed in 1975.

The project is in the Maryland Parkway Overlay (MPO) Midtown Boulevard and subject to the site design standards:

- 1) Pedestrian circulation has been shown on the site plan.
- 2) Public Art is required and it will be located in the Open Space shown on the site plan. We request that the art plan be deferred in accordance with 30.02.26E3i(b).
- 3) Open Space in compliance has been shown on the site plan.
- 4) Parking complies with the MPO. The building is not exposed to Maryland Parkway so there is no frontage facing the street.
- 5) One wayfinding sign is required; however, the signage would be enhanced if provided at a later time when other Maryland Parkway projects have redeveloped towards the intended mixed-uses.
- 6) The building facades are required to face adjacent rights-of-way; however, the project location is not adjacent to the Maryland Parkway right-of-way or any other right-of-way. The building is tucked behind a fast-food KFC restaurant that fronts on Maryland Parkway and on the north portion of the subject site, not facing Maryland Parkway. The entryways are recessed and there are windows facing all four sides of the building at both levels. Transparent glass

**PLANNER
COPY**

is required on the ground level of street-facing facades; however, as stated previously, there are no street-facing facades. The ground level is required to have 35% transparent glass and the project complies with 41% transparent glass.

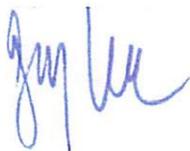
Justification

This application is justified for the following reasons:

- Grade height maximums and setbacks from residential adjacencies comply with the Ordinance.
- Required parking complies with the Ordinance.
- Note that a tentative map has been approved and it is the intent of the developer to create a parcel for this project separate from the existing development with common access only.
- Since this project will be a separate parcel that is not adjacent to Maryland Parkway, the Maryland Parkway Overlay (MPO) is difficult to achieve. The existing project was developed in 1975, a very long time before the contemplation of the MPO. The proposed project site is tucked into a pocket without exposure to Maryland Parkway.
- The wayfinding sign would be enhanced if provided at a later time when other Maryland Parkway projects have developed and/or redeveloped towards the intended mixed-uses in the MPO vision.
- Trees and landscape are proposed on the property boundaries to buffer the adjacent residential properties. Trees are proposed at 17' on center with an existing and proposed 6' decorative block wall. Due to the grading requirements in the Ordinance, a new parallel wall will be required to be constructed with retaining to protect the existing walls in the residential adjacency.

This is a compatible use with the site and the neighborhood and respectfully request your approval.

Very truly yours,



George Rogers, AIA
GEORGE M. ROGERS, CHARTERED
A Nevada Professional Corporation

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COPY**