



# Winchester Town Advisory Board

July 11, 2023

## MINUTES

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Board Members:	John Delibos – Member – PRESENT Dorothy Gold – Member – PRESENT Judith Siegel – Member – ABSENT	Rober Mikes – Member – PRESENT April Mench – 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 Liason, 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 17<sup>th</sup> @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

side of Elvis Presley Boulevard within Winchester. TS/rr/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