



Winchester Town Advisory Board

July 26, 2022

MINUTES

Board Members: Robert O. Mikes, Jr. – Chair – Present
 Judith Siegel – Excused
 John Delibos – Present
 Dorothy Gold - Present

Secretary: Victoria Bonner, 702-335-9205 victoria.tabsecretary@gmail.com

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; Victoria Bonner: Secretary; Hunter White: Planning. The meeting was called to order at 6:00p.m.

- II. Public Comment
None

- III. Approval of May 31, 2022 Minutes
Moved by: Delibos
Approve
Vote: 3-0 Unanimous

- IV. Approval of Agenda for July 26, 2022
Moved by: Delibos
Approve
Vote: 3-0 Unanimous

- V. Informational Items

- VI. Planning & Zoning:
 1. **WS-22-0358-ALDABBAGH, OMAR:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall sign area; and 2) increased average letter height of a wall sign.
DESIGN REVIEW for proposed signage in conjunction with an existing adult cabaret establishment on 0.9 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the west side of Highland Drive, 636 feet south of Edna

RECEIVED
AUG 31 2022
COUNTY CLERK

Avenue within Winchester. TS/jor/tk (For possible action)

Approve with staff conditions
Moved By- Mikes
Vote: 3-0

2. **DR-22-0367-LV-PCPS, LLC & LV-AM, LLC:**

DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign plan; **2)** increase the number of animated signs; and **3)** increase the area of animated signs for a resort hotel (Sahara) on 17.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southeast corner of Las Vegas Boulevard South and Sahara Avenue within Winchester. TS/md/tk (For possible action)

Approve with staff conditions
Moved By- Mikes
Vote: 3-0

3. **ET-21-400170 (UC-1223-07)-MRC I FUNDING CORPORATION:**

HOLDOVER USE PERMITS SIXTH EXTENSION OF TIME for the following: **1)** a High Impact Project; **2)** an expansion of the Gaming Enterprise District; **3)** a resort hotel consisting of 3,250 hotel rooms; **4)** 250 resort condominiums; **5)** public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, offices, meeting/convention, back-of-house areas, and parking structures; **6)** increase the height of the high-rise towers and structures; **7)** associated accessory and incidental commercial uses, buildings, and structures; and **8)** deviations from development standards. **DEVIATIONS** for the following: **1)** reduce on-site parking; **2)** reduce the height setback ratios; **3)** encroachment into airspace; and **4)** all other deviations as shown per plans on file.

DESIGN REVIEWS for the following: **1)** a resort hotel/casino with high-rise towers including kitchens in rooms; and **2)** all other accessory and incidental buildings and structures on 15.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the west side of Paradise Road within Winchester. TS/nr/jo (For possible action)

Deny
Moved By- Mikes
Vote: 3-0

4. **WS-22-0374-GLUSMAN FAMILY LP:**

WAIVER OF DEVELOPMENT STANDARDS to increase the number of animated signs. **DESIGN REVIEWS** for the following: **1)** a freestanding sign with animation; and **2)** increased animated sign area in conjunction with an existing restaurant on 1.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive, 440 feet west of Paradise Road within Winchester. TS/al/tk (For possible action)

Approve with staff conditions
Moved By- Mikes
Vote: 3-0

VII. General Business

VII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be August 9, 2022

IX. Adjournment

The meeting was adjourned at 6:32 p.m.