



Winchester Town Advisory Board

June 25, 2019

MINUTES

Board Members: John Delibos –Chair- **PRESENT**
Robert O. Mikes, Jr. – Vice Chair- **PRESENT**
Kenneth Dayton – **NOT PRESENT**
Judith Siegel – **PRESENT**
Roxana Valladeres- **PRESENT**

Secretary: Victoria Bonner, 702-883-4662 victoriabelleb@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 Jillee Rowland; Planning, Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary. The meeting was called to order at 6:00p.m.
- II. Public Comment
Stewart Lewis from Turnberry Place would like a traffic light to be installed on Southbound Paradise Road outside Turnberry Place to help reduce traffic.
- III. Approval of June 11, 2019 Minutes
Moved by: Mikes
Approve minutes as submitted
Vote: 4-0 Unanimous
- IV. Approval of Agenda for June 24, 2019
Moved by: Siegel
Approve as amended with the hold of item 3
Vote: 4-0 Unanimous
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)
None

VI. Planning & Zoning:

1. **DR-19-0429-COUNTY OF CLARK (LV CONV AUTH):**

DESIGN REVIEW for underground stations and an underground people mover system in conjunction with an existing and approved convention facility/exposition hall on a portion of 153.5 acres in a P-F (Public Facility) Zone in the MUD-1, MUD-2, and Midtown Maryland Parkway Overlay Districts. Generally located on the east and west sides of Paradise Road and the north and south sides of Desert Inn Road within Winchester and Paradise. TS/jt/ed (For possible action)

07/17/19 BCC

Moved By- Delibos
Approve- with staff conditions
Vote: 4-0 Unanimous

2. **UC-19-0419-MITNV, LLC:**

USE PERMIT for a recreational facility (escape room) within an existing shopping center (Commercial Center) on a portion of 2.7 acres in a C-2 (General Commercial) Zone in the South Of Sahara Design and Midtown Maryland Parkway Overlay Districts. Generally located on the south side of Sahara Avenue and the east side of State Street within Winchester. TS/nr/ja (For possible action)

07/16/19 PC

Moved By- Siegel
Approve- with staff conditions
Vote: 4-0 Unanimous

3. **AR-19-40081 (DR-0564-15)-WESTGATE LAS VEGAS RESORT, LLC:**

DESIGN REVIEW THIRD APPLICATION FOR REVIEW of an amended comprehensive sign plan for changes to an existing freestanding sign and changes to animated signage in conjunction with the Westgate Resort Hotel on 59.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southeast corner of Paradise Road and Karen Avenue within Winchester. TS/tk/ja (For possible action)

07/17/19 BCC

Moved By- Delibos
Hold for 30 days to the 7/30/2019 Winchester TAB Meeting per applicant

4. **DR-19-0428-2755 LAS VEGAS, LLC:**

DESIGN REVIEW for changes and modifications to an approved resort hotel (Drew formally Fontainebleau) 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/al/ma (For possible action)

07/17/19 BCC

Moved By- Delibos
Approve
Vote: 4-0 Unanimous

5. UC-19-0380-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR

TRS:

USE PERMIT for a proposed marijuana establishment (production) in conjunction with an existing office/warehouse complex consisting of 2 buildings on 9.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester. TS/pb/ja (For possible action) **07/17/19 BCC**

Moved By- Delibos
Approve- with staff conditions
Vote: 4-0 Unanimous

6. UC-19-0381-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR

TRS:

USE PERMITS for the following: **1)** retail sales as a principal use; **2)** restaurants; **3)** on-premises consumption of alcohol (service bar); and **4)** banquet facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** alternative landscaping; and **3)** alternative parking design standards.

DESIGN REVIEW modifications to the parking lot in conjunction with an existing office/warehouse complex on 9.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester. TS/pb/ja (For possible action) **07/17/19BCC**

Moved By- Delibos
Deny
Vote: 3-1, Valladeres opposed

VI. General Business
None

VII. Public Comment
None

VIII. Next Meeting Date

The next regular meeting will be July 9, 2019

IX. Adjournment

The meeting was adjourned at 7:16 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., JULY 9, 2019**

07/17/19 BCC

1. **DR-19-0417-LV – PCPS, LLC & LV – AM, LLC;**
DESIGN REVIEW for an amendment to a comprehensive sign plan in conjunction with a resort hotel 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/al/ma (For possible action)

08/06/19 PC

2. **SC-19-0473-305CCD, LLC**
STREET NAME CHANGE to change Debbie Reynolds Drive to Majestic Plaza Place. Generally located on the south side of Convention Center Drive and the north side of Desert Inn Road within Winchester. TS/dm/ja (For possible action)

AMENDED SIGN PLAN
(TITLE 30)

LAS VEGAS BLVD S/SAHARA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-19-0417-LV – PCPS, LLC & LV – AM, LLC:

DESIGN REVIEW for an amendment to a comprehensive sign plan in conjunction with a resort hotel 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/al/ma (For possible action)

RELATED INFORMATION:

APN:
162-09-502-001

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Site Address: 2532 Las Vegas Boulevard South
- Site Acreage: 17.5
- Project Type: Amended comprehensive sign plan

Site Plan

This is a request for revisions/additions to a previously approved comprehensive sign plan for the SLS Resort Hotel (formally the Sahara Resort Hotel). The application addresses revisions/additions to signs for the entire site which consist of a 2 level podium plus mezzanine and basement, 3 hotel guestroom towers, a multi-level parking structure, and central plant. The proposed revisions/additions are due to the decision to change the name of the facility back to the Sahara Resort Hotel. There are no changes to the location or design of the existing buildings, landscaping, and uses on the site.

Signage

As stated above, the name of the resort hotel is being changed back to the "Sahara". Existing signage displaying the SLS name and logo are being changed to "Sahara". The plans indicate that the major change to the sign plan includes an additional 1,200 square feet of sign area being added to existing freestanding signage and a reduction of 30,790 square feet of wall signage

being removed. Also the plans indicate that overall an additional 441 square feet of animated sign area is being added to the project.

The table below describes the existing and proposed signs. Details related to the exact location and area of each sign are provided in the file.

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Freestanding*	18,200	1,200	19,400	4,705	6.6%	4	0	4
Monument	166	0	166	140 (70 per sign)	N/A	2	0	2
Wall*	104,069	-30,790	73,279	36,870	-29.5%	29	-5	24
Directional	196	0	196	160 (32 per sign)	n/a	5	0	5
Roof	655	0	655	0	N/A	1	0	1
Projecting	195	0	195	0	0	1	0	1
Hanging	202	0	202	0	N/A	18	0	18
Overall Total	123,683	-29,590	94,093	41,875	n/a	60	-5	55

*The freestanding and wall signs also contain animation. The details for animated signs are listed below:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Animated (video units)	8,864	441	9,305	450 (3)	5%	2	0	2
Animated (other)	18,300	0	18,300	Per BCC approval	n/a	4	0	4

Applicant's Justification

The applicant states that the changes, revisions, and additional signage are necessary for the rebranding of the existing SLS Resort Hotel. The name of the hotel is being changed back to the Sahara Resort Hotel and the proposed signage will allow better recognition of the property. The applicant adds that the proposed and revised signage is consistent with the architectural style of the existing signs on-site and along the Las Vegas "Strip".

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0275-16	Reduce parking for the SLS Resort Hotel	Approved by BCC	May 2016
UC-0222-16	Increase building height and an amended sign plan for the SLS Resort Hotel	Approved by BCC	May 2016
UC-0789-13	Comprehensive sign plan for the SLS Resort Hotel	Approved by BCC	January 2014
UC-0416-11	Additions, revisions, and remodel of an existing resort hotel (SLS Las Vegas formerly Sahara)	Approved by BCC	November 2011

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1498-07	Additions and revisions to an existing resort hotel including a new hotel tower	Approved by BCC	February 2008
UC-1013-99	Request for additions and modifications to a resort hotel	Approved by PC	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1 & C-2	Commercial development
South	Commercial Tourist	H-1	Vacant parcel
East	Commercial Tourist	H-1	Parking lot & multi-family residential development
West	Commercial Tourist	H-1	Rock-N-Rio outdoor events facility

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

Code allows alternative sign standards for resort hotels if the alternative results in the development having a visual character compatible with adjacent development. The proposed revisions and additions are compatible with the previously approved sign package and comply with Urban Land Use Policy 20 of the Comprehensive Master Plan, which states that all signage should be compatible with building styles both on-site and surrounding developments. Additionally, the proposed signs are consistent in style and design with the existing signs on-site and are of similar scale as other resort hotels within the immediate area and along Las Vegas Boulevard South. This proposal complies with Urban Land Use Policy 93 which encourages all structures including signs on a development site be of compatible architectural design, style, and color. Staff finds that the revisions and additions to the previously approved sign package will not negatively impact the site. 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Applicant to perform and have recorded, no later than February 1, 2020, a Record of Survey to determine underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard South.
- Applicant is advised that signs shall not encroach into public right-of-way, easements, or sight-visibility zones; and that compliance with the Uniform Standard Drawings is required.

Clark County Water Reclamation District (CCWRD)

- No comment.

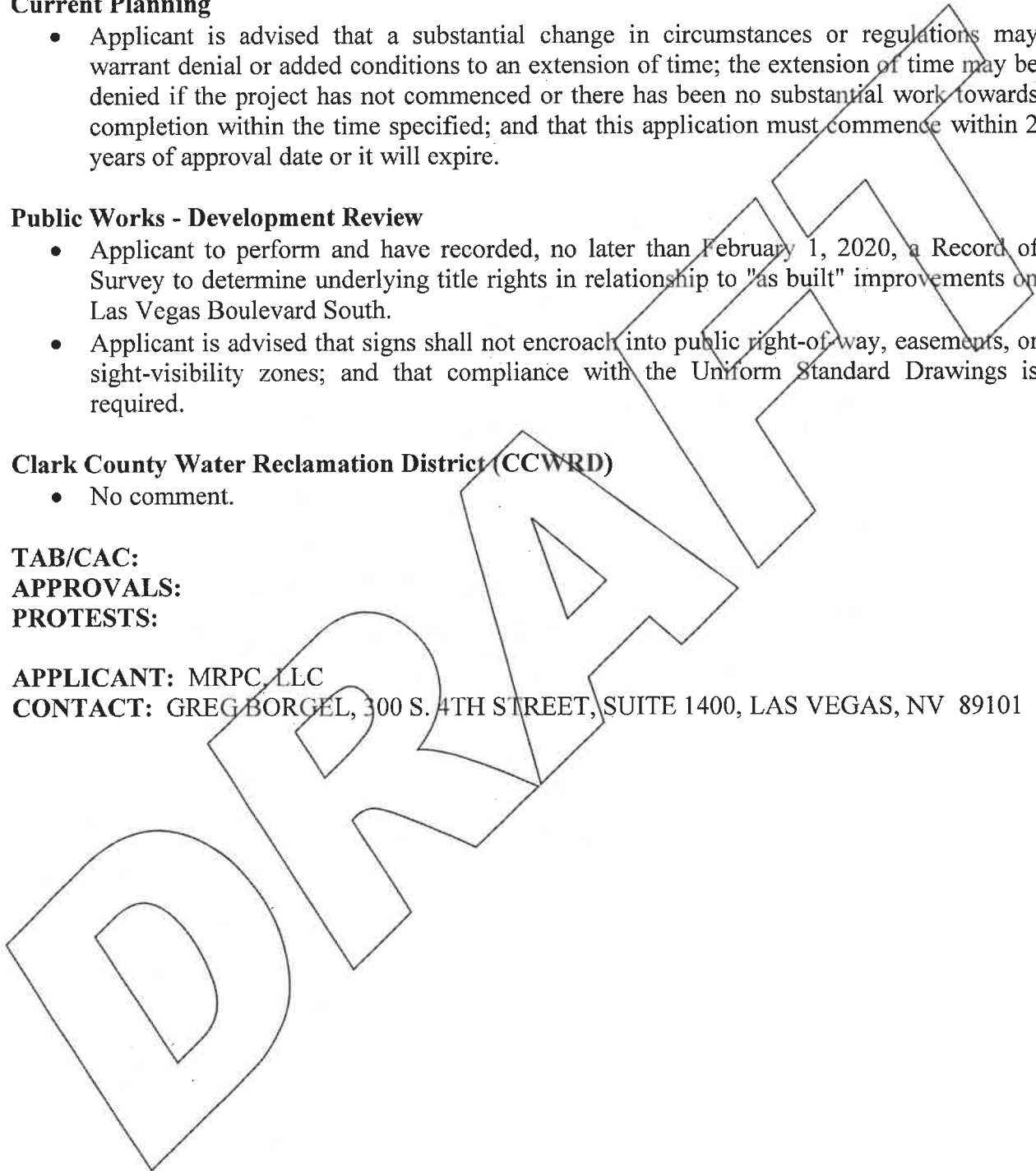
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MRPC, LLC

CONTACT: GREG BORGEL, 300 S. 4TH STREET, SUITE 1400, LAS VEGAS, NV 89101



08/06/19 PC AGENDA SHEET

STREET NAME CHANGE
(TITLE 30)

CONVENTION CENTER DR/DEBBIE REYNOLDS DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SC-19-0473-305CCD, LLC

STREET NAME CHANGE to change Debbie Reynolds Drive to Majestic Plaza Place.

Generally located on the south side of Convention Center Drive and the north side of Desert Inn Road within Winchester. TS/dm/ja (For possible action)

RELATED INFORMATION:

APN:

162-09-805-015; 162-09-805-016; 162-09-806-001; 162-09-806-007 through 162-09-806-008; 162-09-813-000 through 162-09-813-071

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Project Type: Street name change

Applicant's Justification

The applicant is requesting to change the name of the public street known as Debbie Reynolds Drive to Majestic Plaza Place. The street name Debbie Reynolds Drive was named after a Hollywood actress who owned and operated the now demolished hotel that was once located on this site. This street name change request is in conjunction with a proposed five star hotel and spa named Majestic Resort and Spa. The new street name will enhance the development changes occurring in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0753	Hotel	Approved by BCC	May 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Las Vegas Convention Center
South	Commercial Tourist	H-1	Wynn Golf Course
East	Commercial Tourist	H-1	Apartments, condominiums & vacant lot
West	Commercial Tourist	H-1	Vacant

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Debbie Reynolds Drive is approximately 1,000 feet in length and runs between Convention Center Drive and Desert Inn Road. There are no other segments of this street name and this alignment cannot and will not connect to any other alignment in the future. There were two known addresses assigned to Debbie Reynolds Drive, 3212 and 3244. 3212 Debbie Reynolds Drive was assigned to a communication tower and 3244 Debbie Reynolds Drive was assigned to an apartment building. In 2007, a demolition permit was issued to demolish the apartment building and based on the aerials, the communication tower was demolished around the same time. Addresses are assigned to structures therefore, there are currently no active addresses affected by this street name change. The Combined Fire Communication Center has no objections to the street name change and has approved the street name of Majestic Plaza Place.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Subject to the street name Majestic Plaza Place.
- Applicant is advised they are responsible for the installation of street signs per Public Works requirements.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LORENZO DOUMANI

CONTACT: LEBENE AIDAM-OHENE, BROWN BROWN & PREMSRIRUT, 520 SOUTH
FOURTH STREET, LAS VEGAS, NV 89101

DRAFT