



# Winchester Town Advisory Board

June 25, 2019

## MINUTES

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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

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- 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-MITN V, 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-19-400081 (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.**