



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

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.