## 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)  
   
   Moved By- Delibos  
   Approve- with staff conditions  
   Vote: 4-0 Unanimous  
   07/17/19 BCC

2. **UC-19-0419-M I T N 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)  
   
   Moved By- Siegel  
   Approve- with staff conditions  
   Vote: 4-0 Unanimous  
   07/16/19 PC

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)  
   
   Moved By- Delibos  
   Hold for 30 days to the 7/30/2019 Winchester TAB Meeting per applicant  
   
   07/17/19 BCC

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)  
   
   Moved By- Delibos  
   Approve  
   Vote: 4-0 Unanimous  
   07/17/19 BCC
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.