



**Winchester Town Advisory Board
Winchester Community Center
3130 McLeod Dr
Las Vegas, NV 89142**

May 9, 2023

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Secretary Name at Secretary's Phone Number.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: John Delibos, Chairperson
Dorothy Gold, Vice Chairperson
Judith Siegel
Robert Mikes
April Mench

Secretary: Beatriz Martinez, 702-455-0560, and beatriz.martinez@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Beatriz Martinez, 702-455-0560, and beatriz.martinez@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state

your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for April 25, 2023. (For possible action)
- IV. Approval of the Agenda for May 9, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **DR-23-0160-WYNN LAS VEGAS, LLC:**
DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign package for a resort hotel (Encore); **2)** increase the area of an existing freestanding sign; and **3)** increase the area of an existing animated sign in conjunction with resort hotel (Encore) on a 4.3 acre portion of a 207.2 acre site in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Cathedral Way within Winchester and Paradise. TS/md/syp (For possible action) **05/17/23 BCC**
- VII. General Business
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: May 23, 2023.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Winchester Community Center: 3130 S McLeod Dr., Las Vegas, NV 89121
<https://notice.nv.gov>



Winchester Town Advisory Board

April 25, 2023

MINUTES

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

Secretary: Beatriz Martinez 702-455-0560 beatriz.martinez@clarkcountynv.gov

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 & Secretary; The meeting was called to order at 6:05 p.m.

II. Public Comment
None

III. Approval of April 11, 2023 Minutes
Moved by: Delibos
Approve
Vote: 3-0 Unanimous

IV. Approval of the Agenda for April 25, 2023
Moved by: Delibos
Approve
Vote: 3-0 Unanimous

V. Informational Items
None

VI. Planning & Zoning:

1. AR-23-400025 (WS-0104-17)-GVI SHLV OWNER, LLC:

WAIVER OF DEVELOPMENT STANDARDS SECOND APPLICATION FOR REVIEW for increased wall sign area.

DESIGN REVIEW for a wall sign in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west

side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/lm/syp (For possible action) **05/17/23 BCC**

Approved with staff conditions

Moved by Delibos

Vote 3-0

2. AR-23-400028 (WS-0528-12)-GVI SHLV OWNER, LLC:

WAIVER OF DEVELOPMENT STANDARDS FOURTH APPLICATION FOR REVIEW for an increase in the area of temporary wall signs.

DESIGN REVIEW for wall signs in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 260 feet south of Elvis Presley Boulevard within Winchester. TS/jgh/syp (For possible action) **05/17/23 BCC**

Approved with staff conditions

Moved by Delib0s

Vote 3-0

3. AR-23-400029 (WS-17-0724)-GVI SHLV OWNER, LLC:

WAIVER OF DEVELOPMENT STANDARDS SECOND APPLICATION FOR REVIEW for an increase in the area of temporary wall signs.

DESIGN REVIEW for wall signs in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/lm/syp (For possible action) **05/17/23 BCC**

Approved with staff conditions

Moved by Delib0s

Vote 3-0

VII. General Business

None

VIII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be May 9, 2023

IX. Adjournment

The meeting was adjourned at 6:18 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., MAY 9, 2023**

05/17/23 BCC

1. **DR-23-0160-WYNN LAS VEGAS, LLC:**
DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign package for a resort hotel (Encore); **2)** increase the area of an existing freestanding sign; and **3)** increase the area of an existing animated sign in conjunction with resort hotel (Encore) on a 4.3 acre portion of a 207.2 acre site in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Cathedral Way within Winchester and Paradise. TS/md/syp (For possible action)

FREESTANDING SIGN
(TITLE 30)

LAS VEGAS BLVD S/CATHEDRAL WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-23-0160-WYNN LAS VEGAS, LLC:

DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign package for a resort hotel (Encore); **2)** increase the area of an existing freestanding sign; and **3)** increase the area of an existing animated sign in conjunction with resort hotel (Encore) on a 4.3 acre portion of a 207.2 acre site in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east side of Las Vegas Boulevard South and the south side of Cathedral Way within Winchester and Paradise. TS/md/syp (For possible action)

RELATED INFORMATION:

APN:

162-09-412-001; 162-16-117-048; 162-16-613-010; 162-16-613-005; 162-16-117-034 ptn

DESIGN REVIEWS:

1. Modifications to an approved comprehensive sign plan in conjunction with an existing resort hotel (Encore).
2. Increase the overall area of an existing freestanding sign to 4,459 square feet where 3,195 square feet was previously approved (a 40% increase).
3. Increase the overall area of existing animated signs to 3,024 square feet where 1,760 square feet was previously approved (a 72% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3121 Las Vegas Boulevard South
- Site Acreage: 4.3 (project site)/207.2 (overall)
- Project Type: Comprehensive sign package/freestanding sign
- Sign Height (feet): 117
- Sign Area (square feet): 4,459

History and Request

This is a request for modifications to a previously approved comprehensive sign plan for the Encore Resort Hotel. The existing freestanding sign was approved via UC-0618-08 by the Board

of County Commissioners in July 2008. The application addresses an increase in sign area and animation to an existing freestanding sign located at the southeast corner of Las Vegas Boulevard South and Cathedral Way. No additional signage or site modifications are proposed with this application.

Site Plans

The existing freestanding sign is located at the northwest corner of the site (APN 162-09-412-001) adjacent to Las Vegas Boulevard South and Cathedral Way within Winchester. The freestanding sign features the following setbacks: 1) 49.5 feet from the west property line along Las Vegas Boulevard South; and 2) 55 feet from the north property line adjacent to Cathedral Way. The structure and pole supports for the existing sign will remain with no modification to the location or the existing setbacks. There are no proposed changes to the location or design of the existing buildings, landscaping, or uses on the site.

Landscaping

All site and street landscaping is existing and no additional landscaping is required or provided with this request.

Signage

The plans depict an existing freestanding sign with a maximum height of 117 feet. Two existing video units are being combined with an increase in sign area. Modifications to the existing freestanding sign include the following: 1) increase the area of the freestanding sign from 3,195 square feet to 4,459 square feet; and 2) increase the area of animated signs from 1,760 square feet to 3,024 square feet. The existing supporting structure of the sign, measuring 23.5 feet in height, consists of a trellis design with 2 supporting poles extending from the base of the sign. The north/south elevation of the sign features an animated sign measuring 2,484 square feet in area. An existing, oval shaped marquee sign measuring 1,435 square feet will remain above the animated sign. The existing lighting within the marquee sign will be replaced with LED lighting. The west, or side, elevation of the sign is oriented towards Las Vegas Boulevard South, measures 8.5 feet in width, and includes 540 square feet of animation. The digital LED sign will continue to feature slide shows, motion graphics, video content, and similar advertisements in conjunction with a resort hotel, as permitted per Code.

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 *	3,195	1,264	4,459	11,815	40%	1	-	1

*The freestanding sign also contains animation. The details for the animated sign are listed below:

Animated*	1,760	1,264	3,024	150	72%	1	-	1
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**Animated signage located on the north/south and west elevations of the freestanding sign.

No additional modifications or signage is proposed for the Encore Resort Hotel with this application.

Applicant's Justification

The applicant states the proposed modifications to the existing sign will provide a single, uninterrupted video screen, face and side, as opposed to the 2 part screen currently in place. The modifications are being requested so that Encore can provide property identification as a major resort to the public. The area of the Encore signage is less than comparable resort projects. The updated screen size will provide a more cohesive visual experience at this location of the tourist corridor. Furthermore, this project will be well received as a visual enhancement to the Las Vegas business and tourism community.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-23-900101	Modifications to a tunnel for an underground people mover system and associated entrance structures in conjunction with a convention facility/exposition hall and a resort hotel (Wynn/Encore property)	Approved by ZA	April 2023
ET-22-400137 (DR-20-0262)	First extension of time for entrance structures and an underground people mover system in conjunction with a convention facility/exposition hall and a resort hotel (Wynn)	Approved by BCC	February 2023
UC-20-0546	Monorail	Approved by BCC	October 2021
ADR-20-900564	Modifications to the alignment of the underground people mover system connecting the Las Vegas Convention Center to Encore Resort Hotel and changes to the station location at the Las Vegas Convention Center	Approved by ZA	December 2020
DR-20-0262	Underground people mover system connecting the Las Vegas Convention Center to Encore Resort Hotel	Approved by BCC	August 2020
ADR-18-900801	Building addition and modifications to the exterior of an existing resort hotel (Wynn)	Approved by ZA	December 2018
WC-18-400073 (UC-0669-17)	Waived conditions to enter into a Development Agreement as agreed upon by the applicant to mitigate impacts of the project including but not limited to issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners in conjunction with a resort hotel (Wynn and Encore)	Approved by ZA	May 2018
DR-18-0031	Modifications to an approved comprehensive sign package (Wynn)	Approved by BCC	March 2018
AR-17-400175 (DR-0745-15)	Second application for review of a manmade decorative water feature	Approved by BCC	February 2018
AR-17-400176 (UC-0817-16)	First application for review of an outdoor fountain show	Approved by BCC	February 2018

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0669-17	Convention facility expansion and manmade lake (lagoon)	Approved by BCC	October 2017
UC-0817-16	Allow an outdoor fountain show and reduce parking subject to 1 year for review of the outdoor fountain show	Approved by BCC	January 2017
DR-0745-15 (AR-0164-16)	First application for review of a manmade decorative water feature subject until January 4, 2018 for review to correspond with UC-0817-16	Approved by BCC	January 2017
UC-0524-16	Modifications to an approved comprehensive sign package	Approved by BCC	September 2016
UC-0881-15	Proposed shopping center addition to a resort hotel (Wynn) with reduced setbacks for various proposed improvements	Approved by BCC	February 2016
DR-0745-15	Decorative manmade water feature subject to 1 year to review to assess any potential impacts to the pedestrian access easement/sidewalk	Approved by BCC	December 2015
UC-0571-11	Membrane tent for temporary outdoor commercial event (Encore Beach Club)	Approved by PC	January 2012
DR-0483-10	Convention facility addition to a resort hotel (Wynn)	Approved by BCC	November 2010
UC-0448-09	Outside bar/nightclub with a swimming pool (Encore Beach Club)	Approved by BCC	September 2009
UC-0618-08	Comprehensive Sign Package (Encore)	Approved by BCC	July 2008
DR-0055-07	Revisions to a previously approved resort hotel (Wynn)	Approved by BCC	March 2007
TM-0509-06	Consolidate all parcels of the Wynn Resort complex under 1 commercial subdivision	Approved by BCC	January 2007
UC-1333-05	Theater expansion (Wynn)	Approved by PC	October 2005
UC-1952-05	Revisions to Encore Resort Hotel	Approved by BCC	February 2006
UC-1606-04	Encore Resort Hotel	Approved by BCC	November 2004
UC-0301-02	Revisions to Wynn Resort Hotel	Approved by BCC	May 2002
UC-0890-01	Wynn Resort Hotel	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use & Public Use	H-1	Shopping Center & Place of Worship (Guardian Angel Cathedral)
South	Entertainment Mixed-Use	H-1	Palazzo & Venetian Resort Hotels
East	Entertainment Mixed-Use	H-1	Wynn Golf Course
West	Entertainment Mixed-Use	H-1	Encore & Wynn Resort Hotels

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Code allows alternative sign standards for resort hotels if the alternative results in the development having a visual character compatible with adjacent developments. The proposed modifications to the existing freestanding sign, including sign animation, are compatible with the previously approved sign package. Additionally, the proposed sign modifications are consistent in style and design with the existing signs for the resort hotel. Furthermore, the sign is of similar scale as other resort hotels within the immediate area and along Las Vegas Boulevard South. Staff finds the addition to the previously approved sign package will not negatively impact the site; therefore, 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; the installation and use of cooling systems that consumptively use water will be prohibited; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WYNN DESIGN AND DEVELOPMENT

CONTACT: WYNN DESIGN AND DEVELOPMENT, 734 PILOT ROAD, LAS VEGAS, NV
89119

DRAFT

**AGENDA LOG AMENDMENT
BOARD OF COUNTY COMMISSIONERS
WEDNESDAY, APRIL 5, 2023**

Item 5 – ET-22-400136 – Hold to the April 19, 2023 BCC meeting per the Applicant. Paradise/
Dane Detommaso

Item 9– UC-23-0066 – Hold to the April 19, 2023 BCC meeting per the Applicant. Sandy Valley/Brady
Bernhart

Item 15 – VS-22-0593 – Withdrawn without prejudice per the Applicant. Sunrise Manor/Rob Kaminski

Item 20 – ET-21-400175 – Hold to the May 17, 2023 BCC meeting per the Applicant. Winchester and
Paradise/Steven DeMerritt

Item 21 – ET-21-400176 – Hold to the May 17, 2023 BCC meeting per the Applicant. Winchester and
Paradise/Steven DeMerritt

Item 22 – ZC-22-0413 – Hold to the June 7, 2023 BCC meeting per the Applicant. Paradise/Steven
DeMerritt



Nancy A. Arundsen

April 5, 2023

AS 4-5-23



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: DR-23-0160

Property Owner or Subdivision Name: WYNN LAS VEGAS, LLC

Public Hearing: Yes [checked] No []

Staff Report already created: Yes [] No [checked]

Delete this application from the: TAB/CAC PC BCC 6/7/23

Add this application to the: TAB/CAC PC BCC 5/17/23

Change(s) to be made:

- Held no date specific
Withdrawn
No change to meeting(s) 5/9/23 Winchester TAB
Amend Write-up
Renotify
Make a public hearing (Radius:)
Rescheduling
Other:
Additional fees - \$AMOUNT OF ADDITIONAL FEES:
Refund
80%
100% (please include justification for full refund below)
AMOUNT OF REFUND\$:

Reason for Change: Advance per Planning Management.

Change initiated by: MND Date: 4/10/23

Change authorized by: AL Date: 4/10/23

Change processed by: ds Date: 4/10/23

Follow up assigned to: Mark Instructions: Return file to Mark

Parcel Number(s): 162-09-412-001

Town Board(s): Winchester



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: WS/DR-23-0050

Property Owner or Subdivision Name: RESORTS WORLD LAS VEGAS L L C

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** 4-25-2023 **PC** _____ **BCC** 5-17-2023

Add this application to the: **TAB/CAC** 5-9-2023 **PC** _____ **BCC** 6-7-2023

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) _____
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: _____
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: Applicant met with Public Works and revising plans.

Change initiated by: bsb **Date:** 4-11-2023

Change authorized by: jad **Date:** 4-11-2023

Change processed by: ds **Date:** 4-11-2023

Follow up assigned to: _____ **Instructions:** _____

Parcel Number(s): 162-09-312-002, 003, 004, 005, 006;162-09-413-001, 002, 003

Town Board(s): WINCHESTER



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: WS/DR-23-0050

Property Owner or Subdivision Name: RESORTS WORLD LAS VEGAS L L C

Public Hearing: Yes [X] No []

Staff Report already created: Yes [X] No []

Delete this application from the: TAB/CAC 4-11-2023 PC BCC 5-3-2023

Add this application to the: TAB/CAC 4-25-2023 PC BCC 5-17-2023

Change(s) to be made:

- Held no date specific
Withdrawn
No change to meeting(s)
Amend Write-up
Renotify
Make a public hearing (Radius:)
[X] Rescheduling
Other:
Additional fees - \$AMOUNT OF ADDITIONAL FEES:
Refund
80%
100% (please include justification for full refund below)
AMOUNT OF REFUND\$:

Reason for Change: Applicant met with Public Works and revising plans.

Change initiated by: jad Date: 4-3-2023

Change authorized by: jad Date: 4-3-2023

Change processed by: ds Date: 4-3-2023

Follow up assigned to: Instructions:

Parcel Number(s): 162-09-312-002, 003, 004, 005, 006;162-09-413-001, 002, 003

Town Board(s): WINCHESTER



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-23-0160</u> DATE FILED: <u>3/30/23</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>WINCHESTER</u> TAB/CAC DATE: <u>5/9/23</u> PC MEETING DATE: <u>-</u> <u>6:00 P.M.</u> BCC MEETING DATE: <u>6/7/23 @ 9:00 A.M.</u> FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>Wynn Las Vegas, LLC</u> ADDRESS: <u>3131 Las Vegas Boulevard South</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>702-770-5110</u> CELL: <u>702-340-5698</u> E-MAIL: <u>dbutler@wynndevelopment.com</u>
	APPLICANT NAME: <u>Wynn Design and Development</u> ADDRESS: <u>734 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-770-5110</u> CELL: <u>702-340-5698</u> E-MAIL: <u>dbutler@wynndevelopment.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>DeRuyter Butler</u> ADDRESS: <u>734 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-770-5110</u> CELL: <u>702-340-5698</u> E-MAIL: <u>dbutler@wynndevelopment.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-09-412-001

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd. South & West Genting Blvd.

PROJECT DESCRIPTION: increase the square footage of the existing animated main marquee sign at Encore Las Vegas

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Wynn Las Vegas, LLC
[Signature]
Property Owner (Signature)*

Thomas J. Reich
[Signature]
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 19, 2023 (DATE)

By Marie T. Twiggs Thomas J. Reich

NOTARY PUBLIC: Marie T. Twiggs



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



DR-23-0160

DeRuyter O. Butler, AIA
Executive Vice President of Architecture
direct dial: (702) 770-5110
fax: (702) 770-5006

Rev. March 23, 2023

CLARK COUNTY PLANNING COMMISSION

500 S. Grand Central Pkwy
P.O. Box 551744
Las Vegas, NV 89155

**PLANNER
COPY**

Attn: Staff

RE: **Encore Main Marquee Sign Upgrades – Design Review Justification Letter**
Project no. 135-21-007

Clark County Planning Commission:

As you are aware, there is an existing marquee sign near the northeast intersection of Encore Resort Blvd. and Las Vegas Blvd. The existing marquee sign occurs adjacent to an existing oversized vehicle parking area for Wynn-Encore guests.

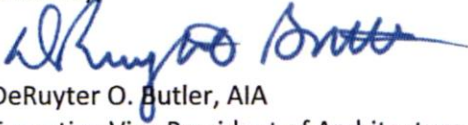
The scope of this project will increase square footage of the animated LED video sign and provide a single uninterrupted video screen, face and side, as opposed to the two-part screen currently in place. The application is being requested so that Encore can provide adequate property identification as a major resort to the public. The area of the Encore signage is substantially less than comparable resort projects. The balance of the existing site signage is within guidelines prescribed by Title 30. We believe that the updated screen size will provide a more cohesive visual experience at this location of the tourist corridor.

We are hereby requesting favorable consideration for this Design Review Application for street-front signage. We would like to include in our request for Design Review the following:

- Consideration for the increased size/square footage of the LED video signage as occurs at the north and south faces of the existing sign by providing new video signage to replace existing and increase the overall area of animated sign(s) to 3,024 square feet where **1,760** square feet was previously approved
- The provision for new LED video signage at the street-facing end of the sign
- Increase the overall freestanding sign area to **4,459** square feet where 3,195 square feet was previously approved

We believe this project will be very well received as a visual enhancement to the Las Vegas business and tourism community and hereby request approval from the Clark County Planning Commission.

Sincerely,



DeRuyter O. Butler, AIA
Executive Vice President of Architecture
Wynn Design and Development

Cc: Dana Cooper, AIA
Thomas Reich
Greg Borgel
Files

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**ENCORE MAIN MARQUEE SIGN
UPGRADES 135-21-007**

SIGNAGE TABULATION - ENCORE									
Type of Sign	Existing (sq. ft.)	Previously Approved	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent Increase	# of Existing signs	# of Previously approved	Total # of Signs
Freestanding*	3,195	3,195	4,459	4,459	11,815	40%	1	1	1
Overall Total	3,195	3,195	4,459	4,459	11,815	40%	1	1	1

Type of Sign	Existing (sq. ft.)	Previously Approved	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent Increase	# of Existing signs	# of Previously approved	Total # of Signs
Animated (video units)	1,760	1,760	3,024**	3,024	150	71.9%	1	-	1

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