



# Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

June 25, 2024

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.
  - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: April Mench, Chairperson  
 Dorothy Gold, Vice Chairperson  
 Judith Siegel  
 Cristhian Barneond  
 Christopher Hooper

Secretary: Valerie Leiva, (702) 468-9839, and valerieleivaccnv@outlook.com  
 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 June 11, 2024. (For possible action)
- IV. Approval of the Agenda for June 25, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
  - 1. **SDR-24-0242-1900 DESERT INN, LLC**  
**SIGN DESIGN REVIEWS** to reduce setback for a freestanding sign in conjunction with an existing office on 0.54 acres in a CR (Commercial Resort) Zone. Generally located on the north side of Desert Inn Road and the east side of Seneca Drive within Winchester. TS/lm/ng (For possible action)  

**07/16/24 PC**
- 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: July 9, 2024.
- X. Adjournment.

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



# Winchester Town Advisory Board

June 11, 2024

## MINUTES

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Board Members:	Dorothy Gold – Member – PRESENT Judith Siegel – Member – ABSENT Christopher Hooper – Member – PRESENT	April Mench – Member – PRESENT Cristhian Barneond – Member – PRESENT
Secretary:	Valerie Leiva (702) 468-9839	valerieleivaccnv@outlook.com
County Liaison:	Beatriz Martinez (702) 455-0560	beatriz.martinez@clarkcountynv.gov

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I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Jorge García – Commissioner Segerblom’s Office, & Valerie Leiva – Secretary. The meeting was called to order at 6:00 p.m.

II. Public Comment: None

III. Approval of the May 28, 2024, Minutes

**Moved by: Barneond**  
**Action: Approved**  
**Vote: 4-0**

IV. Approval of Agenda for June 11, 2024.

**Moved by: Gold**  
**Action: Approved**  
**Vote: 4-0**

V. Informational Items: None

VI. Planning & Zoning

1. **ET-24-400056 (WS-20-0082)-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS:**

**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: **1)** eliminate parking lot landscaping; **2)** alternative parking design standards; and **3)** reduce throat depth.

**DESIGN REVIEW** for a parking lot expansion in conjunction with an existing retail, office, and

**BOARD OF COUNTY COMMISSIONERS**  
JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair  
MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
KEVIN SCHILLER, County Manager

warehouse complex on 14.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester and Paradise. TS/tpd/ng (For possible action)

**BCC: 07/03/24**

**Moved by: Barneond**

**Action: Approved**

**Vote: 4-0**

**VII.** General Business: None

**VIII.** Public Comment:

**A neighbor had a concern regarding the homeless in the area.**

**IX.** Next Meeting Date

**The next regular meeting will be June 25, 2024.**

**X.** Adjournment

**The meeting was adjourned at 6:19 p.m.**

**ATTACHMENT A  
WINCHESTER TOWN ADVISORY BOARD  
ZONING AGENDA  
TUESDAY, 6:00 P.M., JUNE 25, 20204**

07/16/24 PC

1. **SDR-24-0242-1900 DESERT INN, LLC**  
**SIGN DESIGN REVIEWS** to reduce setback for a freestanding sign in conjunction with an existing office on 0.54 acres in a CR (Commercial Resort) Zone. Generally located on the north side of Desert Inn Road and the east side of Seneca Drive within Winchester. TS/lm/ng (For possible action)

07/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**SDR-24-0242-1900 DESERT INN, LLC**

**SIGN DESIGN REVIEWS** to reduce setback for a freestanding sign in conjunction with an existing office on 0.54 acres in a CR (Commercial Resort) Zone.

Generally located on the north side of Desert Inn Road and the east side of Seneca Drive within Winchester. TS/lm/ng (For possible action)

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RELATED INFORMATION:

**APN:**

162-11-815-001; 162-11-815-002

**SIGN DESIGN REVIEW:**

To reduce the setback for a freestanding sign to 9 feet from property line where 10 feet is required per Section 30.05.02L (a 10% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 1900 E. Desert Inn Road
- Site Acreage: 0.54
- Project Type: Freestanding sign
- Sign Height (feet): 16 (freestanding)
- Square Feet: 120 (freestanding)/42.3 (electronic message unit, static)

Site Plan

The plan depicts an existing office building constructed in 1986, with a proposed freestanding sign. The proposed sign is located within an existing planter on the west side of the west driveway along Desert Inn Road.

Sign Plan

The proposed freestanding sign consists of 120 square feet with approximately 42.3 square foot static electronic message unit (EMU). The freestanding sign has an overall height of 16 feet and the overall height of the existing building is 22 feet. The sign material includes white stucco face with painted blue lettering and blue metal cap with rounded corners to match the architectural elements and finish of the existing building.

Landscaping

There are no proposed changes to the existing site landscaping located along Desert Inn Road and Seneca Drive.

Applicant's Justification

The applicant indicates that the proposed signage is to promote and identify the new business and provide the most exposure and attract customers. The location of the proposed signage is necessary because the layout of the parking lot and landscape does not allow for a more adequate location.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VC-0314-86	Allowed 2 monument signs – expired	Approved by PC	July 1986
VC-0032-86	Reduced sign setback to 3 feet	Denied by PC	February 1986
VC-0614-85	Reduced sign setback to 3 feet	Denied by PC	January 1986
AC-0214-84	Office building	Approved by PC	December 1984
UC-0198-84	Office building	Approved by PC	November 1984

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Mid-intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-use	RS5.2 & CG	Single-family residential & Las Vegas National Golf Course
East & West	Neighborhood Commercial	CR	Office

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

Sign Design Review

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area.

The proposed sign complements the architectural style of the building with rounded corners, a white sign face with blue accents, and a lower overall sign height than the existing building. While the sign is set back from the right-of-way to accommodate the sight zones and within the existing planter, staff is concerned with the location of the sign and its close proximity to the sidewalk and right-of-way. Staff finds that the sign could be moved to the east portion of the site and meet the setback standards as required.

**Staff Recommendation**

Denial.

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**

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Applicant is advised that signs are not permitted within the right-of-way; and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones; and that signs are not permitted within the right-of-way.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PEJMAN KHARAZI

**CONTACT:** UNIQUE SIGNS, 4325 W. PATRICK LANE #155, LAS VEGAS, NV 89118