



Winchester Town Advisory Board

February 25, 2020

MINUTES

Board Members: John Delibos – Chair – **Present**
Robert O. Mikes, Jr. – Vice Chair- **Present**
Kenneth Dayton – **Present**
Judith Siegel – **Present**
Roxana Valladares – **Excused**

Secretary: Victoria Bonner, 702-335-9205 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 Phillip Blount; Planning, Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of February 11, 2020 Minutes
Moved by: Delibos
Change Vote on item #4 to 3-0-1 Abstained
Vote: 4-0 Unanimous
- IV. Approval of Agenda for February 25, 2020
Moved by: Delibos
Move Item #2 to be item #1
Vote: 4-0 Unanimous
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)

Beatriz Martinez invited the community to Meet and Greet. This will be held at the Hollywood

Recreation Center on March 12, 2020 from 5:30 p.m. to 6:30 p.m.

VI. Planning & Zoning:

1. **AR-20-400013 (UC-19-0104)-SOMERSET PROPERTY, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** a restaurant; **2)** office as a principal use; and **3)** reduce width of pedestrian access around the perimeter of an outside dining area.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** pedestrian walkways within parking lots; **3)** landscaping; and **4)** allow existing pan driveways to remain.
DESIGN REVIEWS for the following: **1)** modifications to the exterior of an existing commercial building; and **2)** modifications and expansion of an existing parking lot on 0.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Convention Center Drive, 160 feet east of Channel 8 Drive within Winchester. TS/tk/ja (For possible action)

03/18/20 BCC

Moved By- Delibos
Approve – with staff conditions
Vote: 3-0
1 Abstained
2. **WS-19-0901-ALDABBAGH, OMAR:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased area for an animated sign; and **2)** increased area for a freestanding sign.

DESIGN REVIEW for an animated freestanding sign in conjunction with an existing adult cabaret on 0.9 acre in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the west side of Highland Drive, 550 feet south of Edna Avenue within Winchester. TS/nr/jd (For possible action)

03/04/20 BCC

Moved By- Dayton
Approve- with staff conditions
Vote: 3-1
3. **WS-20-0076-ALDABBAGH, OMAR:**
WAIVER OF DEVELOPMENT STANDARDS to establish an alternative parking requirement.
DESIGN REVIEWS for the following: **1)** expand the existing use of an existing adult cabaret; and **2)** for a building addition and accessory building 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 and 636 feet south of Edna Avenue (alignment) within Winchester. TS/jor/jd (For possible action)

03/18/20 BCC

Moved By- Delibos
Approve- with staff conditions
Vote: 4-0 Unanimous
4. **WS-20-0082-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS; ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS 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 warehouse complex on 14.0 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/lm/jd (For possible action)

Moved By- Delibos

Replace if approved conditions #1 and #2 with creative lighting.

Vote: 4-0- Unanimous

5. **WS-20-0083-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase freestanding sign area; and 2) increased animated sign area.

DESIGN REVIEW for signage in conjunction with a retail and 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/lm/jd (For possible action)

03/18/20 BCC

Moved By- Delibos

Approve- with staff conditions

Vote: 4-0 Unanimous

VI. General Business

1. Appoint one member as the TAB's or CAC's (as appropriate) representative to be involved in the update of the County's Comprehensive Master Plan and Development code (Title 30). (For possible action)

Moved by – Dayton

Appoint John Delibos to represent Winchester TAB

Vote: 4 – 0 Unanimous

VII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be March 10, 2020

IX. Adjournment

The meeting was adjourned at 6:45 p.m.