



Winchester Town Advisory Board

March 29, 2022

MINUTES

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

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
Beatriz Martinez; Town Liaison; Victoria Bonner: Secretary; Nicole Russell; Planning. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of February 22, 2022 Minutes
Moved by: Delibos
Approve
Vote: 4-0 Unanimous
- IV. Approval of Agenda for March 29, 2022
Moved by: Delibos
Approve
Vote: 4-0 Unanimous
- V. Informational Items
B.M. invited the community to Job Fair. This will be held on April 15th at the Las Vegas Convention Center from 9 a.m. to 2 p.m.
- VI. Planning & Zoning:
 1. **ZC-22-0098-AYITA 3315 LLC, ET AL:**
ZONE CHANGE to reclassify 176.4 acres from an R-1 (Single Family Residential) Zone to an R-1 (Single Family Residential) Zone in a Historic Neighborhood (HN) Overlay District for portions of an existing residential subdivision. Generally located on the south side of Golden Arrow Drive

(alignment), the north and south sides of Desert Inn Road, the north side of Viking Road, the west side of Eastern Avenue, and the east side of La Canada Street (alignment) within Winchester and Paradise (description on file). TS/jt/syp (For possible action)

Approve with staff conditions
Moved By- Delibos
Vote: 4-0 Unanimous

2. **UC-22-0085-GTL PROPERTIES, LLC:**
USE PERMITS for the following: **1)** vehicle paint/body shop; and **2)** vehicle repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow vehicle paint/body shop; **2)** reduce separation from vehicle repair to residential use; and **3)** reduce separation from vehicle paint/body shop to residential use.
DESIGN REVIEW for a vehicle repair and paint/body shop in conjunction with an existing building on a portion of 16.7 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue and the east side of Burnham Avenue within Winchester. TS/lm/syp (For possible action)

Approve with if approved conditions
Moved By- Delibos
Vote: 4-0 Unanimous

3. **UC-22-0112-SMK, INC:**
USE PERMIT for an art gallery.
DESIGN REVIEW for an art gallery on 1.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, 380 feet north of Circus Drive within Winchester. TS/nr/syp (For possible action)

Approve with staff conditions
Moved By- Siegel
Vote: 4-0 Unanimous

4. **WS-21-0719-DWW SAHARA, LLC:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative screening and landscaping; **2)** required trash enclosure; and **3)** alternative driveway geometrics.
DESIGN REVIEW for a proposed parking lot for new vehicle inventory storage and employee parking area in conjunction with an existing automobile sales facility on a portion of 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue, 650 feet east of Mojave Road within Winchester. TS/al/jo (For possible action)

Hold to next meeting
Moved By- Siegel
Vote: 1-3

Deny
Moved By- Mikes
Vote: 3-1

VII. General Business

Elect a new Vice Chair for the Winchester TAB (for possible action)
Defer general business to next meeting.

VII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be April 12, 2022

IX. Adjournment

The meeting was adjourned at 7:00 p.m.