



# Winchester Town Advisory Board

October 25, 2022

## MINUTES

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

Secretary: Victoria Bonner, 702-335-9205 victoria.tabsecretary@gmail.com

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

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- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions Javier Rojas: Town Liaison; Victoria Bonner: Secretary; Judith Rodriguez: Planning. The meeting was called to order at 6:05p.m.
- II. Public Comment  
**None**
- III. Approval of September 27, 2022 Minutes  
**Moved by: Delibos**  
**Approve**  
**Vote: 3-0 Unanimous**
- IV. Approval of Agenda for October 25, 2022  
**Moved by: Delibos**  
**Approve**  
**Vote: 3-0 Unanimous**
- V. Informational Items
  1. Applications are available until November 15, 2022 for appointments by the Clark County Board of County Commissioners to serve on the (Winchester TAB) for a two-year (2-year) term beginning January 2023.

VI. Planning & Zoning:

1. **ET-22-400109 (UC-0519-17)-ALL NET LAND DEVELOPMENT, LLC:**

**USE PERMITS SECOND EXTENSION OF TIME** to commence the following: **1)** modifications to an approved High Impact Project (All Net Arena); and **2)** proposed convention facilities/exposition halls.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced on-site parking; and **2)** increased building height.

**DESIGN REVIEWS** for the following: **1)** modifications to an approved High Impact Project; **2)** hotel tower and associated low-rise and mid-rise buildings and structures; **3)** convention center facilities; and **4)** all other accessory and incidental buildings and structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/sr/syp (For possible action)

**Approve with staff conditions**

**Moved By- Mikes**

**Vote: 2-0**

**Delibos recused himself**

2. **ET-22-400110 (UC-0568-14)-ALL NET LAND DEVELOPMENT, LLC:**

**USE PERMITS THIRD EXTENSION OF TIME** to commence the following: **1)** a High Impact Project; **2)** a recreational facility (a multi-function events arena) and incidental uses; **3)** increased building height; **4)** retail sales and service; **5)** restaurants; **6)** on-premises consumption of alcohol; **7)** alcohol sales, beer & wine - packaged only; **8)** alcohol sales, liquor - packaged only; **9)** outdoor live entertainment; **10)** personal services (salon and spa); **11)** club; **12)** nightclub; **13)** food carts/booths; **14)** grocery store; **15)** kiosks/information (outdoor); **16)** offices; **17)** theater (Cineplex); **18)** outside dining, drinking, and cooking; **19)** farmer's markets; **20)** arcade; and **21)** motion picture production/studio.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setback to a parking structure from a residential use; **2)** waive the required landscaping when adjacent to a less intensive use; **3)** permit a variety of outdoor commercial/retail uses not within a permanent enclosed building; and **4)** non-standard improvements (fences/walls, planters, and landscaping) within the future right-of-way (Las Vegas Boulevard South).

**DESIGN REVIEWS** for the following: **1)** a recreational facility (multi-function events arena) with ancillary uses and structures and overall site design; **2)** hotel; **3)** retail establishments; **4)** theater (Cineplex); and **5)** parking structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/sr/syp (For possible action)

**Approve with staff conditions**

**Moved By- Mikea**

**Vote: 2-0**

**Delibos recused himself**

3. **UC-22-0555-SCHWARTZ FAMILY RE HOLDINGS, LLC:**

**USE PERMIT** for a school (kindergarten through fifth grade).

**WAIVER OF DEVELOPMENT STANDARDS** to allow modified commercial driveway geometrics.

**DESIGN REVIEW** for a proposed charter school in conjunction with an existing commercial building on a 3.3 acre portion of an 8.2 acre site in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue and the east side of Bruce Street within Winchester. TS/rk/syp (For possible action)

**Approve with staff conditions**

**Moved By- Delibos**

**Vote: 3-0**

VII. General Business

J.R reminded the board to fill out application for the Winchester TAB.

VII. Public Comment

VIII. Next Meeting Date

**The next regular meeting will be November 8, 2022**

IX. Adjournment

**The meeting was adjourned at 6:52 p.m.**