



Winchester Town Advisory Board

November 8, 2022

MINUTES

Board Members:	Robert O. Mikes, Jr. – Chair – Excused Judith Siegel – Excused John Delibos – Present Dorothy Gold – Present April Mench - Present
Secretary:	Victoria Bonner, 702-335-9205 victoria.tabsecretary@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 Javier Rojas: Town Liaison; Judith Rodriguez: Planning. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of October 25, 2022 Minutes
Moved by: Dorothy Gold
Approve: Unanimous
Vote: 3-0 Unanimous
- IV. Approval of Agenda for November 8, 2022
Moved by: Dorothy Gold
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. **SC-22-0571-COUNTY OF CLARK:**

STREET NAME CHANGE to change the name of Karen Avenue to Liberace Way between Maryland Parkway and Joe W. Brown Drive. Generally located on the west side of Maryland Parkway and the east side of Joe W. Brown Drive within Winchester. TS/dm/syp (For possible action)

Approve with staff conditions

Moved By John Delibos

Vote 2-1

2. **UC-22-0564-MRC 1 FUNDING CORPORATION:**

USE PERMITS for the following: **1)** expand the Gaming Enterprise District; **2)** high impact project; **3)** resort hotel; **4)** resort condominiums; **5)** public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, offices, meeting/convention space, back-of-house areas, and parking structures; **6)** associated accessory and incidental commercial uses, buildings, and structures; **7)** kitchens within guest rooms; and **8)** deviations as depicted per plans on file.

DEVIATIONS for the following: **1)** increased building height; **2)** reduce height/setback ratio; **3)** encroachment into airspace; and **4)** all other deviations as shown per plans on file.

DESIGN REVIEWS for the following: **1)** a resort hotel with a high rise tower and kitchens in rooms; and **2)** all other accessory and incidental buildings and structures on 14.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Desert Inn Road and Paradise Road within Winchester. TS/gc/syp (For possible action)

Approve with staff conditions

Moved By John Delibos

Vote: 3-0

3. **WS-22-0565-VALDIVIA, SANDRA:**

WAIVER OF DEVELOPMENT STANDARDS to increase the front yard hardscape in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Vegas Valley Drive, 820 feet west of Burnham Avenue within Winchester. TS/jgh/syp (For possible action)

Approve with staff conditions

Town Board recommends adding foliage.

Moved By John Delibos

Vote: 3-0

4. **ET-22-400115 (ZC-19-0766)-TOP EXPRESS INVESTMENTS, LLC:**

USE PERMIT FIRST EXTENSION OF TIME for a daycare.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce landscaping; **2)** trash enclosure; **3)** reduce drive aisle width; and **4)** allow non-standard driveway improvements.

DESIGN REVIEW for a daycare on 0.4 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Eastern Avenue, 260 feet south of Golden Arrow Drive within Winchester (description on file). TS/hw/ja (For possible action)

Town Board suggests holding the application to Town Board meeting on January 10th and at the BCC for January 18th.

Moved By John Delibos

Vote: 3-0

5. **UC-22-0591-GEZALYAN ZARUHI & VAHE:**

USE PERMIT to allow vehicle maintenance.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced approach distance; and 2) reduced departure distance.

DESIGN REVIEW for a vehicle maintenance establishment on 0.6 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Desert Inn Road and Sandhill Road within Winchester. TS/bb/syp (For possible action)

Held per applicant to the November 29th meeting.

VII. General Business

None

VII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be November 22, 2022

IX. Adjournment

The meeting was adjourned at 7:04 p.m.