



Winchester Town Advisory Board

November 9, 2021

MINUTES

Board Members:	Robert O. Mikes, Jr. – Chair – Excused John Delibos – Present Judith Siegel – Present Patrick Becker - 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, Al Laird; Planning. The meeting was called to order at 6:18p.m.
- II. Public Comment
None
- III. Approval of September 28, 2021 Minutes
Moved by: Delibos
Approve as submitted
Vote: 3-0 Unanimous
- IV. Approval of Agenda for November 9, 2021
Moved by: Delibos
Approve as submitted
Vote: 3-0 Unanimous
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)
- VI. Planning & Zoning:

1. **DR-21-0543-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:**

DESIGN REVIEW for signage in conjunction with an elementary school on 10.7 acres in a P-F (Public Facilities) Zone. Generally located on the west side of Glenhurst Drive and the north side of Desert Inn Road within Winchester. TS/nr/jo (For possible action).

Moved By- Delibos
Approve with staff conditions
Vote: 3-0

2. **ET-21-400152 (UC-0909-17)-2975 SAMMY DAVIS JR. DRIVE, LLC:**

USE PERMIT SECOND EXTENSION OF TIME for a cannabis establishment (retail cannabis store).

DESIGN REVIEW exterior/interior modifications to an existing retail building on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Sammy Davis Jr. Drive, 1,000 feet south of Circus Circus Drive within Winchester. TS/jvm/jo (For possible action)

Moved By- Delibos
Approve with staff conditions
Vote: 3-0

3. **UC-21-0575-TISHMAR, LLC:**

USE PERMIT to allow an accessory structure prior to the construction of a principal structure.

DESIGN REVIEW for an accessory structure on a portion of 16.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Wilbur Clark DI East Road within Winchester. TS/md/jo (For possible action)

Moved By- Becker
Approve with staff conditions
Vote: 3-0

4. **ET-21-400150 (WS-19-0618)-CONCORD PRIME, LLC & VEGASSTARR, LLC:**

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for increased wall sign area.

DESIGN REVIEW for wall signage in conjunction with an office building on 3.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/bb/jo (For possible action)

Moved By- Delibos
Approve with staff conditions
Vote: 3-0

1. **UC-21-0597-TRANS-AERO LAND & DEVELOPMENT:**
USE PERMIT to allow a service bay door for a vehicle (automobile) wash to face a street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping; **2)** reduce the side street (corner) setback for a proposed trash enclosure and vacuums; and **3)** eliminate the required loading space.
DESIGN REVIEWS for the following: **1)** vehicle wash; **2)** restaurant; **3)** outside dining and drinking; and **4)** vehicle maintenance (smog check) in conjunction with an existing convenience store and gasoline station on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard and the north side of Desert Inn Road within Winchester. JJ/md/jo (For possible action)

Moved By- Becker
Approve Waiver of Development #1 and #3
Design Review #1-#4
Deny Waiver of Development # 2
Vote: 3-0

VII. General Business

1. Nominate and appoint a representative and alternate to the Community Development Advisory Committee (CDAC) for 2021/2022 (for possible action).

Moved By- Becker
John Delibos – Representative
Vote for Alternate at next meeting.
Vote: 3-0

2. Discuss the 2022 TAB Calendar (for possible action)

VII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be November 30, 2021

IX. Adjournment

The meeting was adjourned at 7:14 p.m.