



Winchester Town Advisory Board

March 28, 2023

MINUTES

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

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions
Victoria Bonner: Secretary; Beatriz Martinez: Town Liaison; Judith Rodrigues Planning
Vivian Kalarski, Planning Commissioner. The meeting was called to order at 6:03p.m.
- II. Public Comment
None
- III. Approval of January 31, 2023 Minutes
Moved by: Delibos
Approve
Vote: 3-0 Unanimous
- IV. Approval of the Agenda for March 28, 2023
Moved by: Delibos
Approve
Vote: 3-0 Unanimous
- V. Informational Items
None
- VI. Planning & Zoning:
 1. **UC-23-0084-HILLSTEAD, CHARMAINE & KIP:**
USE PERMIT to allow an accessory structure (detached carport) not architecturally compatible to the principal structure.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the building separation; and 2) reduce setback in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Mojave Road, 270 feet south of Astoria Drive within Winchester. TS/jor/syp (For possible action)

Approve with if approved staff conditions

Moved By Delibos

Vote 3-0

2. **WS-23-0091-CONSTANZA, VILMA & JOAQUIN:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the southeast side of Palma Vista Circle, 150 feet south of Palma Vista Avenue within Winchester. TS/jud/syp (For possible action)

Approve with staff conditions

Moved By Delibos

Vote 3-0

3. **UC-23-0079-BATTLEFIELD VEGAS, LLC:**
USE PERMIT for a truck staging area.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) eliminate trash enclosure; 3) reduce street landscaping; and 4) modified driveway design standards.

DESIGN REVIEW for a truck staging area/parking lot on 4.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Sammy Davis Jr. Drive, 280 feet south of Sahara Avenue within Winchester. TS/rk/syp (For possible action)

Approve with staff conditions

Moved By Delibos

Vote 3-0

VII. General Business

None

VIII. Public Comment

Ms. Walker expressed concern about homeless and FixIt Clark County.

VIII. Next Meeting Date

The next regular meeting will be April 11, 2023

IX. Adjournment

The meeting was adjourned at 6:41 p.m.