



Winchester Town Advisory Board

December 26, 2023

MINUTES

Board Members: Dorothy Gold – Member – ABSENT April Mench – Member – PRESENT
Judith Siegel – Member – PRESENT Cristhian Barneond – Member – PRESENT

Secretary: Valerie Leiva (702)468-9839 valerieleivaccnv@outlook.com
County Liaison: Beatriz Martinez (702)455-0560 beatriz.martinez@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liaison, Brady Bernhart – Planner, & Valerie Leiva – Secretary. The meeting was called to order at 6:01 p.m.

II. Public Comment: None

III. Approval of the November 28, 2023 Minutes

Moved by: Barneond
Action: Approved
Vote: 3-0

IV. Approval of Agenda for December 26, 2023

Moved by: Barneond
Action: Approved
Vote: 3-0

V. Informational Items: None

VI. Planning & Zoning

1. **ET-23-400168 (UC-21-0597)-TRANS-AERO LAND & DEVELOPMENT:**
USE PERMIT FIRST EXTENSION OF TIME 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; and **2)** 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 acres 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/nai/syp (For possible action)

PC 01/16/24

Moved by: Barneond

Action: Approved

Vote: 3-0

2. **WS-23-0779-DURAN NARCISO:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase height for a detached accessory structure; **2)** reduce separation; and **3)** reduce setback for a detached accessory structure in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Capistrano Avenue and the west side of Burnham Avenue within Winchester. TS/lm/syp (For possible action)

PC 01/16/24

HELD – 01/09/23

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be January 9, 2024

X. Adjournment

The meeting was adjourned at 6:09 p.m.