Winchester Town Advisory Board
November 9, 2021

MINUTES

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 6:18 p.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.**