



Winchester Town Advisory Board

December 13, 2022

MINUTES

Board Members: Robert O. Mikes, Jr. – Chair – Present
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
Victoria Bonner: Secretary; Javier Rojas: Town Liaison; Jasmine Harris: Planning. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of December 13, 2022 Minutes
Moved by: Mikes
Approve
Vote: 3-0 Unanimous
- IV. Approval of Agenda for January 10, 2023
Moved by: Delibos
Remove item #3 and elect Chair and Vice Chair
Vote: 4-0 Unanimous
- V. Informational Items
- VI. Planning & Zoning:
 1. **WS-22-0585-SANDOVAL, MARTIN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; and 2) architectural compatibility in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the southeast side of Nottingham Drive, 150 feet south of Westfield Street within

Winchester. TS/hw/syp (For possible action)

Approve with staff conditions

Reduce overhang to framing of principle structure and add drainage

Moved By Delibos

Vote 3-0

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

Hold to next meeting, applicant no show

Moved By Mikes

Vote 4-0

3. **ET-22-400133 (UC-0381-07)-GVISH LV OWNER LLC:**
USE PERMIT SEVENTH EXTENSION OF TIME to commence increased building height.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the 1:3 height setback ratio from an arterial street; and **2)** reduced parking.
DESIGN REVIEW for 2 extended stay hotel towers with kitchens in rooms, including accessory commercial, retail, restaurant, meeting room, and recreation areas on 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 207 feet south of Elvis Presley Boulevard within Winchester. TS/jud/ja (For possible action)

Item removed

VII. General Business

1. Elect a new Chair/Vice Chair for the Winchester TAB

John Delibos – Chairperson

Dorothy Gold – Vice Chairperson

2. Review and approve the 2023 meeting calendar

Approve with condition to check into cancelling February 14th meeting

Moved By Delibos

Vote 4-0

VIII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be January 31, 2023

IX. Adjournment

The meeting was adjourned at 6:58 p.m.