



Winchester Town Advisory Board September 26, 2023

MINUTES

Board Members:	Dorothy Gold – Member – PRESENT	Robert Mikes – Member – ABSENT
	Judith Siegel – Member – PRESENT	April Mench – 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 Liason, Roxy Pais – Planner, & Valerie Leiva – Secretary. The meeting was called to order at 6:00 p.m.

II. Public Comment: None

III. Approval of the September 12, 2023 Minutes

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

IV. Approval of Agenda for September 26, 2023

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

V. Informational Items: None

VI. Planning & Zoning

1. **UC-23-0552-305CCD, LLC:**

USE PERMITS for the following: **1)** on-premises consumption of alcohol (tavern, supper club, service bar); **2)** alcohol sales (beer, wine, liquor) – packaged only; **3)** retail sales and services; **4)** restaurants; **5)** outside dining, drinking, and cooking areas; **6)** office; **7)** reduce separation to a residential use; and **8)** reduce setback to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** alternative parking design (tandem valet); **3)** cross access; **4)** reduce trash enclosure

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BOARD OF COUNTY COMMISSIONERS
 JAMES B. GIBSON, Chair JUSTIN C. JONES, Vice-Chair
 MARILYN KIRKPATRICK WILLIAM MCCURDY II ROSS MILLER MICHAEL NAFT TICK SEGERBLOM
 KEVIN SCHILLER, County Manager

COUNTY CLERK

setback; 5) signage; and 6) reduce driveway throat depth.

DESIGN REVIEWS for the following: 1) a shopping center with a subterranean parking garage; 2) signage; and 3) finished grade on a 2.6 acre portion of 6.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Convention Center Drive and Debbie Reynolds Drive within Winchester. TS/jor/syp (For possible action)

10/04/23 BCC

Moved by: Mench

Action: Approved

Vote: 3-0

2. **WS-23-0576-3200 MCLEOD DRIVE APARTMENTS LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; and 2) alternative driveway geometrics.

DESIGN REVIEW for proposed gated entry for an existing multiple family residential development on 7.8 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the east side of McLeod Drive, 270 feet north of Desert Inn Road within Winchester. TS/lm/syp (For possible action)

10/17/23 PC

Moved by: Mench

Action: Approved

Vote: 3-0

3. **UC-23-0561-LD REAL ESTATE, LLC:**

USE PERMITS for the following: 1) recreational vehicle sales; 2) recreational vehicle repair; 3) recreational vehicle paint/body shop; and 4) recreational vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separations from a residential use; 2) reduce parking; 3) allow access to a local street; and 4) reduce landscaping.

DESIGN REVIEW for a proposed recreational vehicle sales and repair facility on a portion of 14.6 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue and the west side of Atlantic Street within Winchester. TS/hw/syp (For possible action)

10/18/23 BCC

Moved by: Mench

Action: Approved

Vote: 3-0

4. **TM-23-500119-LD REAL ESTATE, LLC:**

TENTATIVE MAP consisting of 1 commercial lot on 8.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue and the west side of Atlantic Street within Winchester. TS/hw/syp (For possible action)

10/18/23 BCC

Moved by: Mench

Action: Approved

Vote: 3-0

VII. General Business:None

VIII. Public Comment

Neighbor had concerns regarding the presenters responses to public comment for item 1.

IX. Next Meeting Date

The next regular meeting will be October 10, 2023

X. Adjournment

The meeting was adjourned at 7:24 p.m.