



# Winchester Town Advisory Board

January 31, 2023

## MINUTES

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

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- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions  
Victoria Bonner: Secretary; Javier Rojas: Town Liaison; Bardy Bernhard Planning. The meeting was called to order at 6:03p.m.
- II. Public Comment  
**None**
- III. Approval of January 10, 2023 Minutes  
**Moved by: Dorothy Gold**  
**Approve**  
**Vote: 3-0 Unanimous**
- IV. Approval of the Agenda for January 31, 2023  
**Moved by: Dorothy Gold**  
**Delete next meeting date and add February 28, 2023**  
**Approve**  
**Vote: 3-0 Unanimous**
- V. Informational Items
- VI. Planning & Zoning:
  1. **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)

**Approve with staff conditions**

**Moved By Delibos**

**Vote 3-0**

2. **ET-22-400137 (DR-20-0262)-COUNTY OF CLARK (LV CONV AUTH):**  
**DESIGN REVIEW FIRST EXTENSION OF TIME** for entrance structures and an underground people mover system in conjunction with a convention facility/exposition hall and a resort hotel (Wynn) on a portion of 249.7 acres in a P-F (Public Facility) Zone and an H-1 (Limited Resort and Apartment) Zone. Generally located on the east and west sides of Paradise Road and the north and south sides of Desert Inn Road within Winchester and Paradise. TS/dd/syp (For possible action)

**Approve with staff conditions**

**Moved By Delibos**

**Vote 3-0**

3. **UC-22-0692-GERALD INVESTMENTS, LLC:**  
**USE PERMIT** to eliminate 1 side yard setback;  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with a single family detached residential development on 0.3 acres within an R-3 (Multiple Family Residential) Zone. Generally located on the east and west sides of Queens Courtyard Drive, 260 feet south of Vegas Valley Drive within Winchester. TS/hw/syp (For possible action)

**Approve with staff conditions**

**Moved By Delibos**

**Vote 3-0**

VII. General Business

VIII. Public Comment

VIII. Next Meeting Date

**The next regular meeting will be February 28, 2023**

IX. Adjournment

**The meeting was adjourned at 6:54 p.m.**