



# Winchester Town Advisory Board

April 13, 2021

## MINUTES

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Board Members: Robert O. Mikes, Jr. – Chair – **Present**  
Kenneth Dayton – Vice Chair- **Present**  
John Delibos – **Present**  
Judith Siegel – **Present**  
Patrick Becker - **Present**

Secretary: Victoria Bonner, 702-335-9205 victoriabelleb@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  
Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary, Lorna Phegley; Planning. The meeting was called to order at 6:00p.m.
- II. Public Comment  
**None**
- III. Approval of March 30, 2021 Minutes  
  
**Moved by: Mikes**  
**Approve as submitted**  
**Vote: 5-0 Unanimous**
- IV. Approval of Agenda for April 13, 2021  
  
**Moved by: Mikes**  
**Approve as submitted**  
**Vote: 5-0 Unanimous**
- V. Informational Items
  1. Announcements of upcoming neighborhood meetings and County or community meetings and events( for discussion)
- VI. Planning & Zoning:

1. **UC-21-0126-SAIA, GABRIEL GOMES JR. REV LIV TR & SAIA, GABRIEL GOMES JR. TRS:**

**USE PERMIT** for a proposed daycare (children) facility within an existing retail and office/warehouse on a portion of 9.1 acres in an M-1 (Light Manufacturing) (Adult Use Overlay) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester. TS/sd/jo (For possible action)

**Moved By- Siegel**

**Deny**

**Vote: 5-0 Unanimous**

2. **ET-21-400036 (UC-18-0753)-305CCD, LLC:**

**USE PERMIT FIRST EXTENSION OF TIME** to commence the following: **1)** a High Impact Project; **2)** day spa with medical offices; **3)** offices; **4)** retail sales and service; **5)** restaurants and taverns with outside dining and drinking; **6)** alcohol sales (beer and wine – packaged only); **7)** alcohol sales (liquor – packaged only) **8)** on-premises consumption of alcohol (service bars, supper clubs and taverns); **9)** convention facilities and meeting rooms with kitchens; and **10)** reduce separation between on-premises consumption of alcohol to a residential use (multiple family).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased building height; **2)** reduce height/setback ratio; **3)** permit encroachment into airspace; **4)** reduced setbacks; **5)** reduce setback from the right-of-way; **6)** reduced parking; **7)** reduced loading spaces; **8)** allow modified street standards; and **9)** allow modified driveway design standards.

**DESIGN REVIEWS** for the following **1)** a High Impact Project; **2)** hotel; **3)** day spa with medical offices; **4)** retail sales and service; **5)** restaurants and taverns with outside dining and drinking; **6)** on-premises consumption of alcohol (service bars, supper clubs and taverns); **7)** convention facilities and meeting rooms with kitchens; **8)** parking garage with subterranean levels; and **9)** pool areas with landscaping at the top level of the hotel podium on 6.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the west side of Debbie Reynolds Drive within Winchester (description on file). TS/jgh/jo (For possible action)

**Moved By- Dayton**

**Approve with staff conditions**

**Vote: 4-0 Unanimous**

**Patrick Becker recused himself**

VII. General Business

VII. Public Comment

VIII. Next Meeting Date

**The next regular meeting will be April 27, 2021**

IX. Adjournment

**The meeting was adjourned at 6:35 p.m.**