



# Winchester Town Advisory Board

August 25, 2020

## MINUTES

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

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. The meeting was called to order  
      at 6:00p.m.

II.   Public Comment  
      **None**

III.  Approval of August 11, 2020 Minutes

**Moved by: Delibos**  
      **Approve as submitted**  
      **Vote: 3-0 Unanimous**

IV.  Approval of Agenda for August 25, 2020

**Moved by: Delibos**  
      **Approved as submitted**  
      **Vote: 3-0 Unanimous**

V.    Informational Items

1.    Announcements of upcoming neighborhood meetings and County or community  
      meetings and events( for discussion)

      Beatriz Martinez invited the community to Covid-19 testing sites. This will be held at the Cox Pavilion

at UNLV.

VI. Planning & Zoning:

1. **ET-20-400087 (UC-0446-17) -TWJ PALMS, LLC:**

**USE PERMITS FIRST EXTENSION OF TIME** to commence the following: 1) a High Impact Project; 2) a multiple family residential development; 3) grocery store; 4) pharmacy; 5) offices; 6) retail sales and services; 7) restaurants; 8) alcohol sales, beer and wine packaged only; 9) alcohol sales, liquor packaged only; 10) alcohol, on-premises consumption (service bar, supper club, tavern); 11) arcade; 12) art gallery/studio; 13) personal services; 14) caterer; 15) child care facility; 16) health club; 17) jewelry sales; 18) kiosk/information (outdoor); 19) photo studio; 20) sporting goods; and 21) museums.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; 2) permit alternative street designs within the SOSA Overlay District; 3) allow parking areas between streets and front building facades where not permitted; 4) reduce the percentage of transparent glass contained within the ground floor facade of commercial buildings; and 5) increase the number of driveways allowed from the adjacent streets.

**DESIGN REVIEWS** for the following: 1) a proposed multiple family residential development; and 2) a proposed shopping center on 13.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 and SOSA Overlay Districts. Generally located on the west side of State Street between Sahara Avenue and Karen Avenue within Winchester. TS/jgh/jd (For possible action) **09/16/20 BCC**

**Moved By- Mikes**

**Approve – with staff conditions**

**Vote: 3-0 Unanimous**

VI. General Business

Review FY 2019/2020 budget request(s) and take public input regarding suggestions for FY 2020/2021 budget request(s).

VII. Public Comment

VIII. Next Meeting Date

**The next regular meeting will be September 08, 2020**

IX. Adjournment

**The meeting was adjourned at 6:14 p.m.**