



# Winchester Town Advisory Board

September 26, 2023

## MINUTES

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Board Members:	Dorothy Gold – Member – PRESENT Judith Siegel – Member – PRESENT	Robert Mikes – Member – ABSENT April Mench – Member – PRESENT
Secretary:	Valerie Leiva (702)468-9839	valerieleivaccnv@outlook.com
County Liaison:	Beatriz Martinez (702)455-0560	beatriz.martinez@clarkcountynv.gov

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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

**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

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.**