BP/RD 7/21/26 (8/4/26)

Winchester Town Advisory Board

May 26, 2026

MINUTES

Board Members:	Cristhian Barneond – Chair – **PRESENT** Christopher Hooper– Vice Chair – **PRESENT** Judith Siegel – ABSENT	April Mench – **PRESENT** Brad Evans – **PRESENT**
Secretary:	Allison Acosta (702)-817-6803 allisonacosta.cc@outlook.com	
County Liaison:	Beatrix Martinez (702)-455-0560 beatriz.martinez@clarkcountyny.gov	

I. Call to Order, Pledge of Allegiance, Roll Call (see above)

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

II. Public Comment

None

III. Approval of Minutes For May 12, 2026

Moved by: April Mench
Action: Approved
Vote: 4/0

IV. Approval of Agenda for May 26, 2026

Moved by: Christopher Hooper
Action: Approved agenda
Vote: 4/0

V. Informational Items

None

VI. Planning & Zoning

06/16/26 PC
1. PA-26-700020-HAPPY MINER LLC:

RECEIVED
JUL 2 1 2026
COUNTY CLERK

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Entertainment Mixed-Use (EM) on 2.16 acres. Generally located north of Desert Inn Road and west of Pawnee Drive within Winchester. TS/md (For possible action) 06/16/26 PC

Moved By: April Mench
Action: Denied
Vote: 4/0

2. VS-25-0897-HAPPY MINER, LLC:
VACATE AND ABANDON a portion of right-of-way being Pawnee Drive located between Desert Inn Road and Sombrero Drive; and a portion of right-of-way being Desert Inn Road between Pawnee Drive and La Canada Street within Winchester (description on file). TS/rg/cv (For possible action) 06/16/26 PC

Moved By: April Mench
Action: Denied
Vote: 4/0

3. UC-25-0896-HAPPY MINER, LLC:
USE PERMIT for office as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase building height; and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed mixed-use development on 2.16 acres in a CR (Commercial Resort) Zone. Generally located north of Desert Inn Road and west of Pawnee Drive within Winchester. TS/rg/cv (For possible action) 06/16/26 PC

Moved By: April Mench
Action: Denied
Vote: 4/0

06/17/26 BCC
4. AR-26-400041 (UC-25-0544)-WORLD BUDDHISM ASSOCIATION HEADQUARTERS & MGM-GRAND BALLY'S, LLC LEASE:
USE PERMIT FIRST APPLICATION FOR REVIEW for a recreational or entertainment facility. DESIGN REVIEW for a proposed recreational or entertainment facility in conjunction with an existing parking lot and monorail station on a portion of 12.2 acres in a CR (Commercial Resort) Zone. Generally located south of Sahara Avenue and east of Paradise Road within Winchester. TS/sd/cv (For possible action) 06/17/26 BCC

Moved By: April Mench
Action: Approved with Conditions: Store event equipment is a reasonable area
Vote: 4/0

VII. General Business:

None

VIII. Public Comment:

Alfredo Serrano- Questioning needs of senior living and funding for first three Items, and property value concerns

Jennifer Able and Tom Jeffery both shared similar concerns to Alfredo Serrano

IX. Next Meeting Date June 30,2026

The next regular meeting will be June 30, 2026 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 7:17 p.m.