



Winchester Town Advisory Board August 26, 2025

MINUTES

Board Members: Christian Barneond - Chair – **PRESENT** Judith Siegel – Member – **ABSENT**
Christopher Hooper – Vice Chair – **PRESENT** Brad Evans – Member – **PRESENT**
April Mench – Member – **PRESENT**

Secretary: Beatriz Martinez (702) 455-0560 beatriz.martinez@clarkcountynv.gov
County Liaison: Beatriz Martinez (702) 455-0560 beatriz.martinez@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liaison & Secretary; Lorna Phegley– Planner; Vivian Kilarski- Planning Commissioner. The meeting was called to order at 6:01 p.m.
- II. Public Comment: **None**
- III. Approval of July 29, 2025 Minutes
Moved by: Evans
Action: Approved
Vote: 4-0
- IV. Approval of Agenda August 26, 2025
Moved by: Mench
Action: Approved
Vote: 4-0
- V. Informational Items: None
- VI. Planning & Zoning

1. WS-25-0568-R & SC RENTALS INC:

WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping.

DESIGN REVIEW for site design standards in conjunction with an existing industrial complex on 1.78 acres in an IL (Industrial Light) Zone. Generally located east of Westwood Drive and north of Capella Avenue within Winchester. TS/sd/cv (For possible action)

PC 9/16/2025

Moved by: Hooper

Action: Approved

Vote: 4-0

2. UC-25-0551-APPLE HOSPITALITY LAS VEGAS 7145, LLC:

USE PERMIT for a transient and non-transient hotel.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) eliminate and reduce electric vehicle parking; 3) reduce loading spaces; and 4) reduce throat depth.

DESIGN REVIEW for a hotel tower expansion in conjunction with an existing transient and non-transient hotel on 1.69 acres in a CR (Commercial Resort) Zone. Generally located west of Paradise Road and south of Elvis Presley Boulevard within Winchester. TS/hw/cv (For possible action) **BCC 09/17/25**

Moved by: Mench

Action: Approved

Vote: 4-0

3. TM-25-500137-APPLE HOSPITALITY LAS VEGAS 7145, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 1.69 acres in a CR (Commercial Resort) Zone. Generally located west of Paradise Road and south of Elvis Presley Boulevard within Winchester. TS/hw/cv (For possible action) **BCC 09/17/25**

Moved by: Barneond

Action: Approved

Vote: 4-0

4. UC-25-0544-WORLD BUDDHISM ASSOCIATION HEADQUARTERS:

USE PERMIT 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)

BCC 09/17/25

Moved by: Barneond

Action: Hold

Vote: 3-1

5. VS-25-0546-BOULDER HWY GROUP, LLC:

VA CATE AND ABANDON a portion of right-of-way being Desert Inn Road located between Sandhill Road and Boulder Highway within Winchester (description on file). TS/rg/cv (For possible action)

BCC 09/17/25

Moved by: Hooper

Action: Approved

Vote: 4-0

6. UC-25-0545-BOULDER HWY GROUP, LLC:

USE PERMIT for a proposed multi-family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening; and 2) reduce throat depth.

DESIGN REVIEW for a proposed multi-family residential development on 5.15 acres in a CR (Commercial Resort) Zone. Generally located west of Boulder Highway and north of Desert Inn Road within Winchester. TS/rg/cv (For possible action) **BCC 09/17/25**

Moved by: Evans

Action: Approved

Vote: 4-0

VII. General Business: **None**

VIII. Public Comment: **None**

IX. Next Meeting Date

The next regular meeting will be September 6, 2025 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 7:11pm.