



Winchester Town Advisory Board

August 25, 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:	Javier Rivera-Rojas (702)-455-3222 Javier.Rivera-Rojas@ClarkCountyNV.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 August 11, 2026

Moved by:
Action: Approved
Vote: 4/0

IV. Approval of Agenda for August 25, 2026

Moved by:
Action: Approved
Vote: 4/0

V. Informational Items

VI. Planning & Zoning

09/15/26 PC

1. PA-26-700020-HAPPY MINER, LLC:

HOLDOVER 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) 09/15/26 PC

Moved by: Held b
Action: Approved
Vote: 4/0

2. ZC-26-0504-HAPPY MINER, LLC:
ZONE CHANGE to reclassify 2.16 acres from a CR (Commercial Resort) Zone to a CU (Commercial Urban) Zone. Generally located north of Desert Inn Road and west of Pawnee Drive within Winchester (description on file). TS/md (For possible action) 09/15/26 PC

Moved by:
Action: Approved
Vote: 4/0

3. VS-25-0897-HAPPY MINER, LLC:
HOLDOVER 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) 09/15/26 PC

Moved by:
Action: Approved
Vote: 4/0

4. UC-25-0896-HAPPY MINER, LLC:
AMENDED HOLDOVER USE PERMIT for office as a principal use (no longer needed). WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks (no longer needed); 2) increase building height (no longer needed); and 3) alternative driveway geometrics.

Moved by:
Action: Approved
Vote: 4/0

DESIGN REVIEW for a proposed mixed-use development on 2.16 acres in a CU (Commercial Urban) (previously notified as CR (Commercial Resort)) Zone. Generally located north of Desert Inn Road and west of Pawnee Drive within Winchester. TS/rg/cv (For possible action) 09/15/26 PC

Moved by:
Action: Approved
Vote: 4/0

5. WS-26-0354-MONTEAGUDO, MAIKER:
WAIVERS OF DEVELOPMENT STANDARDS for the following 1) eliminate and reduce

setbacks; 2) increase hardscape area; and 3) allow modified driveway geometrics.
DESIGN REVIEW for an addition in conjunction with an existing single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation (HDO) Overlay. Generally located north of Sombrero Drive and east of Gaucho Drive within Winchester. TS/rp/cv (For possible action) 09/15/26 PC

Moved by:
Action: Approved
Vote: 4/0

VII. General Business:

-Food and Grove August 5th and 19th starting at 8:30am

VIII. Public Comment:

The next regular meeting will be August 25, 2026 at 6:00 p.m.

IX. Adjournment

The meeting was adjourned at 7: p.m.