



## Winchester Town Advisory Board July 29, 2025

### MINUTES

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Board Members:	Christian Barneond - Chair – <b>PRESENT</b> Christopher Hooper – Vice Chair – <b>PRESENT</b> April Mench – Member – <b>PRESENT</b>	Judith Siegel – Member – <b>ABSENT</b> Brad Evans – Member – <b>PRESENT</b>
Secretary:	Mallory Cristales	(213) 949-0805
County Liaison:	Beatriz Martinez	(702) 455-0560

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beatriz.martinez@clarkcountynv.gov

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I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liaison, Michael Huling– Planner, & Mallory Cristales – Secretary. The meeting was called to order at 6:00 p.m.

II. Public Comment: None

III. Approval of July 8, 2025 Minutes

**Moved by: Evans**

**Action: Approved**

**Vote: 4-0**

IV. Approval of Agenda July 8, 2025

**Moved by: Evans**

**Action: Approved**

**Vote: 4-0**

V. Informational Items: “Know Your Rights” training being hosted on 07/31/25 @ 6:30pm.

VI. Planning & Zoning

**1. ET-25-400074 (UC-23-0659)-BUONA VITA, LLC:**

**USE PERMIT FIRST EXTENSION OF TIME** for daycare and school.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) trash enclosure; and 2) block wall.

**DESIGN REVIEW** for a daycare and school within an existing building on 1.01 acres in a CR (Commercial Resort) Zone. Generally located north of Desert Inn Road and east of Seneca Drive within Winchester. TS/sd/cv (For possible action)

**Moved by: Mench**  
**Action: Approved**  
**Vote: 4-0**

**2. WS-25-0498-FLEITAS-DOMINGUEZ YULEIDYS:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback for an existing addition to an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Carnelian Street and south of Vegas Valley Drive within Winchester. TS/jud/cv (For possible action)

**08/19/25 PC**

**Moved by: Evans**  
**Action: Approved**  
**Vote: 4-0**

**3. WS-25-0484-PALMS 3D, LLC & SAHARA PALMS, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for modified driveway geometrics in conjunction with an existing multi-family residential development on 13.16 acres in a CR (Commercial Resort) Zone. Generally located south of Sahara Avenue and west of State Street within Winchester. TS/rg/cv (For possible action)

**08/20/25 BCC**

**Moved by: Mench**  
**Action: Approved**  
**Vote: 4-0**

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be August 12, 2025 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 6:38pm.