



Winchester Town Advisory Board May 27, 2025

MINUTES

Board Members:	Christian Barneond - Chair – PRESENT Christopher Hooper – Vice Chair – PRESENT April Mench – Member – PRESENT	Judith Siegel – Member – PRESENT Brad Evans – Member – PRESENT
Secretary:	Mallory Cristales	(213) 949-0805
County Liaison:	Beatriz Martinez	(702) 455-0560
		mallory.cristales@outlook.com beatriz.martinez@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liaison, Lorna Phegley– Planner, & Mallory Cristales – Secretary. The meeting was called to order at 6:01 p.m.

II. Public Comment: None

III. Approval of April 8, 2025 Minutes

Moved by: Mench

Action: Approved

Vote: 4-0

IV. Approval of Agenda May 27, 2025

Moved by: Siegel

Action: Approved

Vote: 4-0

V. Informational Items: None

VI. Planning & Zoning

1. PA-25-700023-GTL PROPERTIES LLLP:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a 6.38 acre portion of 16.73 acres. Generally located at the northeast corner of Burnham Avenue and Karen Avenue within Winchester. TS/rk (For possible action)

2. ZC-25-0319-GTL PROPERTIES LLLP:

ZONE CHANGE to reclassify a 6.38 acre portion of 16.73 acres from a CG (Commercial General) Zone

to an RS2 (Residential Single-Family 2) Zone. Generally located at the northeast corner of Burnham Avenue and Karen Avenue within Winchester (description on file). TS/rk (For possible action)

3. VS-25-0320-GTL PROPERTIES LLLP:

VACATE AND ABANDON a portion of right-of-way being Burnham Avenue located between Sahara Avenue and Karen Avenue; and a portion of right-of-way being Karen Avenue located between Burnham Avenue and Eastern Avenue within Winchester (description on file). TS/rg/cv (For possible action)

4. WS-25-0321-GTL PROPERTIES LLLP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setbacks; 2) increase retaining wall height; and 3) reduce throat depth.

DESIGN REVIEW for a

single-family detached residential subdivision on a 6.38 acre portion of 16.73 acres in an RS2 (Residential Single-Family 2) Zone. Generally located at the northeast corner of Burnham Avenue and Karen Avenue within Winchester. TS/rg/cv (For possible action)

5. TM-25-500081-GTL PROPERTIES LLLP

TENTATIVE MAP consisting of 56 single-family residential lots and common lots on a 6.38 acre portion of 16.73 acres in an RS2 (Residential Single-Family 2) Zone. Generally located at the northeast corner of Burnham Avenue and Karen Avenue within Winchester. TS/rg/cv (For possible action)

6. WS-25-0343-JIN SARAH:

WAIVER OF

DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single-family residence on 0.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay. Generally located on the north side of Golden Arrow Drive and the east side of Iglesia Street within Winchester. TS/tpd/cv (For possible action)

06/17/25 PC

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be June 10, 2025 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 6:32pm