



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

June 30, 2026

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Allison Acosta at (702)817-6803.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: Cristhian Barneond, Chairperson
Christopher Hooper, Vice Chairperson
Judith Siegel
April Mench
Brad Evans

Secretary: Allison Acosta, (702)817-6803, and Allisonacosta.cc@outlook.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Beatriz Martinez, (702) 455-0560, and Beatriz.martinez@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments

will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for May 26, 2026. (For possible action)
- IV. Approval of the Agenda for June 30, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

07/08/26 BCC

1. WS-26-0283-ODYSSEY SAHARA, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffer wall; 2) allow attached sidewalk; and 3) allow modified driveway geometrics.

DESIGN REVIEW for the expansion of a school (K-12) on 8.23 acres in a CG (Commercial General) Zone. Generally located south of Sahara Avenue and east of Bruce Street within Winchester. TS/rr/cv (For possible action) 07/08/26 BCC

07/21/26 PC

2. WS-26-0328-3984 BHLV, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce and eliminate buffering and screening.

DESIGN REVIEW for a gas station and convenience store on a portion of 4.61 acres in a CG (Commercial General) Zone Generally located southwest of Boulder Highway and east of Interstate 11 within Winchester. TS/hw/cv (For possible action) 07/21/26 PC

- VII. General Business
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: July 14, 2026 at 6:00pm.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
INSERT PRINCIPAL OFFICE OF PUBLIC BODY.

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TUCK SEGERBLOM
KEVIN SCHILLER, County Manager



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@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 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:

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

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 in a reasonable area
Vote: 4/0

VII. General Business:

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

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.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., JUNE 30, 2026**

07/08/26 BCC

1. **WS-26-0283-ODYSSEY SAHARA, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate buffer wall; **2)** allow attached sidewalk; and **3)** allow modified driveway geometrics.
DESIGN REVIEW for the expansion of a school (K-12) on 8.23 acres in a CG (Commercial General) Zone. Generally located south of Sahara Avenue and east of Bruce Street within Winchester. TS/rr/cv (For possible action)

07/21/26 PC

2. **WS-26-0328-3984 BHLV, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce and eliminate buffering and screening.
DESIGN REVIEW for a gas station and convenience store on a portion of 4.61 acres in a CG (Commercial General) Zone Generally located southwest of Boulder Highway and east of Interstate 11 within Winchester. TS/hw/cv (For possible action)

07/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0283-ODYSSEY SAHARA, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate buffer wall; **2)** allow attached sidewalk; and **3)** allow modified driveway geometrics.

DESIGN REVIEW for the expansion of a school (K-12) on 8.23 acres in a CG (Commercial General) Zone.

Generally located south of Sahara Avenue and east of Bruce Street within Winchester. TS/rt/cv
(For possible action)

RELATED INFORMATION:

APN:

162-11-502-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate a buffer wall along the east property line where an 8 foot decorative screen wall is required per Section 30.04.02C.
2.
 - a. Allow attached sidewalks to remain along Sahara Avenue where detached sidewalks are required per Section 30.04.08C.
 - b. Allow attached sidewalks to remain along Bruce Street where detached sidewalks are required per Section 30.04.08C.
 - c. Allow attached sidewalks to remain along Karen Avenue where detached sidewalks are required per Section 30.04.08C.
3.
 - a. Reduce throat depth along Sahara Avenue to 74 feet where 75 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 1.3% reduction).
 - b. Eliminate throat depth along Bruce Street where 75 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08C.
 - c. Reduce the departure distance from a driveway to an intersection along Sahara Avenue to 183 feet where 190 feet is the standard per Uniform Standard Drawing 222.1 (a 3.7% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2025 E. Sahara Avenue
- Site Acreage: 8.23
- Project Type: School expansion

- Number of Stories: 1 (existing building)/3 (proposed building)
- Building Height (feet): 24 (existing building)/up to 50 (proposed building)
- Square Feet: 33,139 (existing building)/64,019 (proposed building)/97,158 (total)
- Parking Required/Provided: 206/206
- Sustainability Required/Provided: 7/6.5

History, Site Plan, & Request

The northern 3.3 acres of the 8.23 acre subject site was previously approved by the Board of County Commissioners in November 2022 through UC-22-0555 for the conversion of the existing building to a 550 student K-5 charter elementary school. The remaining southern two-thirds of the site contained outdoor storage of kitchen supply equipment, which was planned to be removed over time. A condition of approval in the Notice of Final Action required an application for review to monitor the progress of the removal of the outdoor storage, as well as upgrades to the street landscaping and building façade. The application for review was subsequently filed and approved through AR-25-400113 in December 2025. The applicant is now proposing to expand the school to encompass the entire 8.23 acre parcel. The expansion will replace the former outdoor storage area and several buildings within the southern two-thirds of the site, all of which have since been removed and demolished. The site plan depicts the existing building (Phase 1) and the proposed area of new construction (Phases 2 and 3). The phases are as follows:

Phase 1 (existing condition)

The existing 33,139 square foot school building is indicated as Phase 1 on the site plan closest to Sahara Avenue. The building was formerly a restaurant supply store that was converted to the school. The existing building will begin operations in August 2026 with up to 600 K-5 students.

Phase 2

A proposed 3 story building to be constructed in Phase 2 which is in the central portion of the overall site. Phase 2 will include 18 classrooms and a gymnasium which will allow an expansion to 1,150 K-10 students beginning in August 2028.

Phase 3

This will be 2 additions to the southeast and southwest sides of the new building that will add 24 classrooms and a cafeteria to accommodate a full enrollment of 1,600 K-12 students by August 2030.

The new building is proposed to be 27 feet 4 inches from the west property line along Bruce Street, 527 feet 3 inches from the north property line along Sahara Avenue, 441 feet 9 inches from the south property line along Karen Avenue, and 86 feet from the east property line. South of the new building is a soccer field, and a playground and basketball court are located on the north side of the building. Access to the overall site is provided by existing driveways located along Sahara Avenue, Bruce Street, and Karen Avenue. The driveway on Karen Avenue is proposed to serve as the entrance for the student drop-off and pick-up. Two traffic lanes are provided for the 24 foot wide drive aisle which provides 2,035 linear feet of queuing area which extends north and then loops around the north side of the existing school building to the student drop-off area and then exits onto Bruce Street. Parking is provided on both sides of the drive

aisle adjacent to the proposed building, and around the north and west sides of the existing school. Three loading spaces are provided southwest of the existing building. There are 52 EV-capable and 6 EV-installed parking spaces provided east of the new building. Bicycle racks, including an electric bike charger, are located between the existing and proposed buildings as well as near the east entrance to the new building. An 8 foot wide accessible route is provided from Karen Avenue to the new building entrance by way of a new internal sidewalk. A 6 foot high chain-link fence is provided along Bruce Street and Karen Avenue which also surrounds the soccer field, and playground areas. A trash enclosure is provided near the southeast corner of the new building which is set back 65 feet from the east property line.

The property east of the southern two-thirds of the subject site includes a 2 story multi-family complex which has an existing retaining wall with a 2 foot 8 inch wall on top that is located along the shared property line. The subject site is higher in elevation by between 5 feet 6 inches at the south end, to over 10 feet at the north end, compared to the property to the east. An 8 foot high decorative screen wall is required along the shared property line but is not provided, which is the subject of a waiver request.

Landscaping

A 10 foot wide landscape strip is provided behind the existing attached sidewalks along Bruce Street and Karen Avenue within the expansion area. Landscaping will also be provided throughout the new parking areas within the landscape islands and at the end of parking rows. Additionally, a 15 foot landscape buffer with 2 rows of trees is provided along the east side of the property line.

Floor Plans & Elevations

The plan notes a new 64,019 square foot building with the main entrance on the south side of the building. At full build-out the campus will have 62 classrooms.

The plans depict the new school building that is up 50 feet to the top of the parapet wall which screens the rooftop mechanical equipment. The exterior of the building consists of decorative CMU, cultured stone veneer, a painted exterior plaster system with 5 colors, and an aluminum storefront window system. A painted steel canopy/trellis is provided above the main entrances on the south side of the building. Painted metal sunshades are also provided above the windows on all floors. An outside stairwell is located on the south side of the building.

Applicant's Justification

The applicant is proposing the expansion of a previously approved school to allow approximately 1,600 students in grades K through 12. The school will operate from approximately 7 am to 5 pm on weekdays with some after school activities. The pick-up and drop-off loop accommodates 120 cars per bell time with 3 staggered bell times proposed to reduce traffic congestion during pickup and drop-off operations. Both the parking requirements and the building height complies with zoning and residential adjacency requirements. The applicant is requesting a waiver to allow attached sidewalks along the surrounding streets to remain to maintain continuity with the area. Waivers to reduce throat depths and departure distance are requested due to existing curb cuts and, one of which will be used only for egress, and the existing conditions such as the parking layout. The request to eliminate the buffer wall

height is due to grade differences that may make the wall height on the residential side seem oppressive and unsafe. The project is in harmony with the surrounding area, meets the intent of the development, and will provide beneficial use to individuals and families in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0555 (AR-25-400113)	Application for review for a charter school in conjunction with an existing commercial site	Approved by BCC	December 2025
UC-22-0555	Use permit, waiver of development standards, and design review for a charter school in conjunction with an existing commercial site	Approved by BCC	November 2022
ADR-1157-11	Building addition in conjunction with a proposed restaurant supply store	Approved by ZA	December 2011
WS-1424-05	Allowed service bay doors facing a street and waive parking lot landscaping	Approved by PC	August 2005
ZC-2170-98	Zone change to C-2 zoning for an automobile dealership with a variance for outside storage	Approved by BCC	February 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	C-1	Shopping center
South	Mid-Intensity Suburban Residential (up to 8 du/ac)	RS5.2	Single-family residential
East	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	CG & RM32	Shopping center & multi-family residential
West	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	CG & RM32	Shopping center & multi-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standard #1

The intent of landscape buffering and screening is to mitigate any potential negative impacts between differing adjacent uses and zoning districts. Furthermore, buffering and screening assist in reducing the impacts of higher intensity land uses and activities on neighboring properties. While a 15 foot landscape buffer will be provided along the shared property line, staff finds that the existing wall above the retaining wall at 2 feet 8 inches is not tall enough to prevent vehicle lights in the parking spaces from shining into windows located on the west side of the apartment building to the east, especially since the parking area is elevated in comparison. There are additional safety concerns with having a low wall and a significant elevation change. A taller wall would be necessary to create a safer environment on the school side of the property. Therefore, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Master Plan Policy 6.2.1 encourages the design and intensity of new development to be compatible with established neighborhoods and uses in terms of its height, scale, and overall mix use uses. Site circulation looks to be designed to provide efficient movement for vehicles and pedestrians, with three access points and internal drive aisles facilitating traffic flow. The overall design of the building incorporates the 4-sided architectural standards. The architectural elevations and design characteristics reflect a contemporary and cohesive aesthetic appropriate for a modern educational facility and are not considered unsightly or undesirable in appearance. The main building entrance faces Karen Avenue. Pedestrian access from the public sidewalk along Karen Avenue is provided and leads to the building entrances on the south and east sides of the building. Staff finds the scale and intensity of the project compatible with the surrounding uses and should not negatively impact any adjacent roadways or neighborhood traffic. The proposal will also provide another school option for individuals and families within the area. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to allow the existing attached sidewalks to remain in place of detached sidewalks on Sahara Avenue, Bruce Street and Karen Avenue. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #3a & #3b

Staff has no objection to the reduced throat depth for the Sahara Avenue and Bruce Street driveways. The site's main driveway for queuing vehicles for drop-off and pick-up will be from Karen Avenue, which allows the majority of vehicles to queue on-site. With the Karen Avenue driveway being ingress only, the Sahara Avenue and Bruce Street driveways will mainly be used for staff, mitigating the conflict caused by the reduced throat depth.

Waiver of Development Standards #3c

Staff has no objection to the reduction in departure distance for the Sahara Avenue commercial driveway. The applicant placed the driveway as far east as the site will allow.

Staff Recommendation

Approval of waiver of development standards #3 and the design review; denial of waivers of development standards #1 and #2.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Off-site improvement permit will be required;
- Reconstruct any unused driveways with full off-site improvements.

Fire Prevention Bureau

- Fire access appears it may be used for quiring vehicles for student pickup; when submitting civil plans to fire department for review please provide a note how queue line in fire access will be cleared out encase of an emergency.
- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: XL CHARTER DEVELOPMENT

CONTACT: MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0328

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Winchester TAB Time: 6:00 p.m.

Date: 6/30/2026

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 7/21/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

GOODSPRINGS

Electra Smith, Secretary
(702) 370-6297
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

UPPER & LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Kathleen Hickman, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
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Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 02/04/2026

Department of Comprehensive Planning

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May 27, 2026

VIA UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

***Re: Justification Letter – Design Review for a Convenience
Store with Gas Station, and Waiver of Development Standards
APN: 161-07-801-001***

To Whom It May Concern:

Please be advised our office represents the QuikTrip Corporation (the “Applicant”) in the above-referenced matter. The Applicant is proposing to build a convenience store with gas station on approximately 4.24 acres of property located at the northeast corner of Boulder Highway and I-11/US-95. The property is more particularly described as APN: 161-07-801-001 (the “Site”). The Site is planned Corridor Mixed-Use (“CM”) and zoned Commercial General (“CG”). As such, the Applicant is requesting a design review with related waivers of development standards.

DESIGN REVIEW

The existing retail buildings on the Site will be demolished and replaced with the proposed project. The project will consist of a 5,023 square foot convenience store along with eight fueling stations for a total of 16 gas pumps. The convenience store will be located along the west property line with the gas canopy located on the east side of the convenience store. The Site will have three driveways from Boulder Highway.

The proposed building height for the convenience store building is 20 feet. The building will provide enhanced articulation including stone veneer finishes, popouts, and a varying roofline. The proposed canopy height will be 21 feet.

The Site will provide 54 parking spaces where 20 parking spaces are required. Pursuant to Title 30.04.04(F)(8), the Applicant is submitting, concurrently with this application, a parking demand study prepared by the Kimley-Horn engineering firm supporting the increased parking.

The Site design meets seven points of sustainability and as outlined below exceeds the sustainability requirements by providing the following:

- Title 30.04.05(J)(3)(i) – The Site will provide at least 10% or more trees than required. As such, this equals *1 point*.

- Title 30.04.05(J)(3)(ii) – The plants provided are all categorized under the Very Low or Low water needs. As such, this equals *1 point*.
- Title 30.04.05(J)(4)(i) – The building will have a cool roof made of solar reflective material. As such, this equals *1 point*.
- Title 30.04.05(J)(4)(ii)(a) – The building is oriented with an east west direction and sloped in a southern direction. As such, this equals *1 point*.
- Title 30.04.05(J)(4)(ii)(b) – The building will provide shade/awnings over 50% of south/west windows & doors. As such this equals *2 points*.
- Title 30.04.05(J)(c)(5) – The building will have low-emissivity glass on all south and west facing windows. As such, this equals *0.5 points*.
- Title 30.04.05(J)(c)(6) – Shading devices are at the building entrances. As such, this equals *0.5 points*.

- **Freeway Buffer Wall (Title 30.04.02(B)(2))**

The Site is adjacent to the I-15/US-95 off ramp. When a Site is adjacent to freeway, a buffer wall is required. The Applicant is requesting to waive the buffer wall because (1) there is an existing freeway wall along the off ramp and (2) building a second wall will create a dead area that will encourage loitering and collection of trash and debris.

We thank you in advance for your time and consideration. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/ajc/amp

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0328-3984 BHLV, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce and eliminate buffering and screening.

DESIGN REVIEW for a gas station and convenience store on a portion of 4.61 acres in a CG (Commercial General) Zone

Generally located southwest of Boulder Highway and east of Interstate 11 within Winchester. TS/hw/cv (For possible action)

RELATED INFORMATION:

APN:

161-07-704-001; 161-07-801-001 ptn

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Eliminate buffering and screening landscaping adjacent to a freeway where a 15 foot wide landscape buffer consisting of a double row of evergreen trees is required per Section 30.04.02C.
- b. Allow an existing 6 foot high non-decorative fence to remain along a freeway where an 8 foot high decorative screen wall is required per Section 30.04.02C.

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3984 Boulder Highway
- Site Acreage: 4.61
- Project Type: Gas Station and Convenience Store
- Number of Stories: 1
- Building Height (feet): 21.5 (Convenience Store)/25.5 (Gas Canopy)
- Square Feet: 6,445 (Convenience Store)/7,333 (Gas Canopy)
- Parking Required/Provided: 18/50 (per the provided parking demand study)
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a partially developed site located at the southeast corner of the intersection of Interstate 11 and Boulder Highway. The site contains several retail buildings located in the southern portion of the site that are proposed to be demolished. The plans show the site will then

be redeveloped with convenience store and gas station facilities. The convenience store will be centrally located on the site with the building set back 67 feet east of the Interstate 11 right-of-way, 145 feet from Boulder Highway, and 155 feet from the southeast property line. Approximately 50 feet to the north of the convenience is an 8 pump gas station area with a canopy. The canopy will be located 72 feet from Boulder Highway and 327 feet from the residential development to the southeast. Underground gasoline storage tanks will be provided to the east of the gas station canopy and will be set back 16 feet from Interstate 11. Access to the site will be provided by 2 existing, 39 foot wide commercial driveways along Boulder Highway with 1 driveway to the north and 1 driveway to the south of the convenience store. These driveways will connect to a series of 35 to 45 foot wide drive aisles that surround the convenience store and gas station canopy. Parking is provided to the north, east, and south of the convenience store with additional parking provided to the south of the convenience store and to the north of the gas station canopy. A total of 18 parking spaces are required for the proposed uses on the site with 50 spaces being provided. The applicant has provided a parking demand study from a professional traffic operations engineer indicating the number of spaces provided are needed for the proposed use. The plans show the area to the north of the gas station canopy and the area to the west of the convenience store is marked for future development and is not part of this application.

Landscaping

The landscaping provided on-site will consist of a mix of street, parking lot, and buffering landscaping. Street landscaping is provided along Boulder Highway within a 10 foot wide landscape strip located behind the right-of-way line. This landscape strip will consist of a single row of large trees spaced every 30 feet on center. Within the parking lot, trees are provided to Title 30 standards. A buffering and screening landscape area is proposed in the southeast portion of the site adjacent to the residential development. This landscape area will consist of a 20 foot wide landscape strip with an 8 foot decorative wall and 2 rows of staggered evergreen trees. Along the I-11 right-of-way, a reduced screening and buffering landscape area is provided. This area consists of a minimum of 16 foot wide landscape consisting of decorative rock and an existing 6 foot tall chain link fence.

Elevations

The convenience store building is shown to rise to a maximum height of 21.5 feet to the top of the building. All sides of the building consist of brown brick along with fascia and stone panels colored a mix of white, red, grey, and white. The east façade contains the main entrance to the building and is delineated with a commercial window pop-out feature. The entrance consists of an aluminum commercial door system with aluminum window systems on each side of entrance that are shaded with awnings. The remainder of the facades have parapet returns and changes in texture and colors with smaller metal access doors.

The fuel canopy will consist of metal support columns that will be decorated with brown brick to match the convenience store. The fascia of the canopy will consist of a mix of red and grey aluminum panels along the roofline. The canopy is a maximum of 25.5 feet tall.

Floor Plans

The plans show the convenience store building is 6,445 square feet with the primary sales and cashier areas taking a majority of the space at 2,413 square feet. The remainder of the interior area of the convenience store is dedicated to kitchen and cooler spaces, utility area, and restrooms. The canopy is shown to cover a total of 8 fuel pumps and cover an area of 7,333 square feet.

Applicant's Justification

The proposed convenience store and gas station meets Title 30 design standards and required separations from Boulder Highway and residential development. While the site has more parking than is required, a parking demand study has been provided indicating the increased amount of parking is needed for such a use. The reduction in screening and buffering landscaping along the I-11 freeway right-of-way is justified as there is existing fencing and landscaping along the frontage. Additionally, the required landscaping area will create a dead area that will encourage loitering and collection of trash and debris.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0590-03	Use permit for a check cashing service - expired	Approved by PC	May 2003
ZC-0665-01	Zone change from H-2 to C-2 for an expansion of a recreational vehicle sales facility.	Approved by BCC	July 2001
VC-1742-99	Variance to allow the sale of recreational vehicles and outside storage - expired	Approved by PC	December 1999
VC-0273-98	Variance to allow truck rental and outside storage - expired	Approved by PC	March 1998
UC-0333-91	Use permit for a 35 foot high, flagged, off-premises advertising sign	Denied by PC	November 1991
UC-298-87	Use permit for a camper shells sales and service facility - expired	Approved by PC	November 1987
UC-100-87	Use permit for a 50 foot tall off-premises advertising sign	Approved by PC	July 1987
UC-44-82	Use permit for an amusement arcade within an existing shopping center - expired	Approved by BCC	April 1982
VC-286-80	Variance to allow slot machine repairs in conjunction with an exiting slot machine sales facility - expired	Approved by BCC	January 1981
UC-130-77	Use permit for a tattoo studio - expired	Approved by BCC	December 1977
ZC-155-73	Zone change from H-2 to M-1 for a wholesale bakery - expired	Approved by BCC	January 1974
UC-63-72	Use permit for a boat sales lot within an existing shopping center - expired	Approved by BCC	August 1972
AC-7-70	Architectural supervision for a nurse and greenhouse building - expired	Approved by PC	August 1970

UC-14-66	Use permit for a go-cart track within an existing shopping center - expired	Approved by BCC	July 1966
UC-48-63	Use permit for a 12,000 square foot store building.	Approved by BCC	August 1963
UC-8-63	Use permit for an auto paint & body shop in an existing building - expired	Approved by BCC	March 1963

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	RM32, RS2, & CR	Multi-family residential, single-family detached residential, & place of worship
South	Corridor Mixed-Use	RM32 & CG	Multi-family residential
East	Entertainment Mixed-Use	CR & CG	Boulder Station Resort Hotel
West*	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RM18, H-2, & RS5.2	Single-family attached residential & undeveloped

***The Interstate 11 Right-of-Way is directly to the west of the site.**

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The purpose of requiring screening and buffering landscaping where a property is adjacent to a freeway is to ensure the noise, air, and light pollution from the freeway does not negatively impact adjacent properties and to reduce distractions from the use adjacent to the freeway. In this case, the subject site is located lower than the adjacent freeway due to the freeway being elevated. Additionally, the portion of freeway directly adjacent to the site is an off-ramp with a trail area in between. As a result, staff finds the freeway itself will impart little negative impacts on the subject site as the main portion of the freeway is elevated and almost 200 feet away. The subject site is also buffered by a trail area that has existing mature landscaping between the site and the adjacent off-ramp. For these reasons, staff finds the elimination/reduction in buffering and screening will not impart any additional negative impacts on the freeway nor the subject site and thus can support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds the proposed gas station with a convenience store and fuel canopy has been sited appropriately on the site, as the central location ensures there is enough space between the gas station use and the adjacent freeway, roads, and residential developments to limit possible negative effects. The site is well landscaped with sufficient vegetation provided for street and parking lot landscaping. Parking is provided in sufficient numbers and is located in convenient and safe locations relative to the convenience store. The on-site driveways and drive aisles are in appropriate locations which will promote the safe circulation of vehicles on-site. Also, the structures on-site have a consistent architectural theme, which is attractive and will enhance the site. The fuel canopy columns are enhanced with brick, and the convenience store building has several architectural articulations on each façade. Ultimately, staff finds the proposed gas station is well designed and has taken sufficient steps to reduce the potential negative impacts such a use can cause. Staff also finds the proposed gas station will support Master Plan Policies 1.4.4, 1.4.5, and 5.1.5, as well as Winchester/Paradise Specific Policy WP-3.1, which all encourage the redevelopment of blighted and unused nonresidential property for new commercial uses with appropriate buffering from neighboring residential uses. For these reasons, staff can support these requests.

Staff Recommendation Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: QUIKTRIP CORPORATION

CONTACT: KAEMPFER CROWELL, JENNIFER LAZOVICH, 1980 FESTIVAL PLAZA
DRIVE #650, LAS VEGAS, NV 89135