



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

May 12, 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 April 28, 2026. (For possible action)
- IV. Approval of the Agenda for May 12, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

06/02/26 PC

1. WS-26-0202-AMAYA, ALMA G:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separations for existing accessory structures in conjunction with an existing single-family residence on 0.15 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Talbot Street and south of Balboa Avenue within Winchester. TS/ji/kh (For possible action) 06/02/26 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: May 26, 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.

<https://notice.nv.gov>



Winchester Town Advisory Board

April 28, 2026

MINUTES

Board Members:	Cristhian Barneond – Chair – PRESENT Christopher Hooper– Vice Chair – PRESENT Judith Siegel – PRESENT	April Mench – PRESENT Brad Evans – ABSENT
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 February 24, 2026

Moved by: April Mench

Action: Approved

Vote: 4/0

IV. Approval of Agenda for April 28, 2026

Moved by: Christopher Hooper

Action: Approved agenda

Vote: 4/0

V. Informational Items

None

VI. Planning & Zoning

05/20/26 BCC

1. ET-26-400030 (ZC-22-0173)-LINDA PROPERTIES, 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

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce street intersection off-set; and 2) allow modified street standards. DESIGN REVIEWS for the following: 1) single-family residential development; and 2) finished grade. Generally located north of Linda Avenue and east of Topaz Street within Winchester. TS/dd/cv (For possible action) 05/20/26 BCC

Moved By: Judith Seigel
Action: Approved
Vote: 4/0

2. TM-26-500052-LINDA PROPERTIES, LLC:
TENTATIVE MAP consisting of 19 single-family residential lots and common lots on 2.57 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Linda Avenue and east of Topaz Street within Winchester. TS/dd/cv (For possible action) 05/20/26 BCC

Moved By: Judith Seigel
Action: Approved
Vote: 4/0

VII. General Business:

None

VIII. Public Comment:

None

IX. Next Meeting Date May 12,2026

The next regular meeting will be May 12, 2026 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 6:07 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., MAY 12, 2026**

06/02/26 PC

1. **WS-26-0202-AMAYA, ALMA G:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separations for existing accessory structures in conjunction with an existing single-family residence on 0.15 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Talbot Street and south of Balboa Avenue within Winchester. TS/ji/kh (For possible action)

06/02/26 PC AGENDA

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0202-AMAYA, ALMA G:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce building separations for existing accessory structures in conjunction with an existing single-family residence on 0.15 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located east of Talbot Street and south of Balboa Avenue within Winchester. TS/ji/kh
(For possible action)

RELATED INFORMATION:

APN:

162-11-611-051

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the front setback for Carport 1 to 18 feet where 20 feet is required per Section 30.02.06 (a 10% reduction).
 - b. Reduce the front setback for Carport 2 to 3 feet where 20 feet is required per Section 30.02.06 (an 85% reduction).
 - c. Reduce interior side setback for Shed 1 to 1 foot where 5 feet is required per Section 30.02.06 (an 80% reduction).
 - d. Reduce interior side setback for Shed 2 to 1 foot where 5 feet is required per Section 30.02.06 (an 80% reduction).
 - e. Reduce rear setback for Shed 2 to 1 foot where 5 feet is required per Section 30.02.06 (an 80% reduction).
 - f. Reduce interior side setback for Shed 3 to 1 foot where 5 feet is required per Section 30.02.06 (an 80% reduction).
 - g. Reduce interior side setback for Shed 4 to 1 foot where 5 feet is required per Section 30.02.06 (an 80% reduction).
2.
 - a. Reduce the building separations between Carport 1 and Carport 2 to 1 foot where 6 feet is required per Section 30.02.06 (an 83% reduction).
 - b. Reduce the building separations between Carport 1 and the single-family residence to 1 foot where 6 feet is required per Section 30.02.06 (an 83% reduction).
 - c. Eliminate the building separations between Shed 3 and Shed 4 where 6 feet is required per Section 30.02.06.
 - d. Reduce the building separations between Shed 3 and the single-family residence to 5 feet where 6 feet is required per Section 30.02.06 (a 17% reduction).
 - e. Reduce the building separations between Shed 4 and the single-family residence to 5 feet where 6 feet is required per Section 30.02.06 (an 83% reduction).

- f. Reduce the building separations between Gazebo 1 and Gazebo 2 to 2 feet where 6 feet is required per Section 30.02.06 (a 67% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1931 Balboa Avenue
- Site Acreage: 0.15
- Project Type: Reduce setbacks and building separation
Building Height (feet): 7 (Carport 1 & 2)/9 (Shed 1) / 8 (Shed 2) / 7 (Shed 3 & 4)/11 (Gazebo 1)/12 (Gazebo 2)

Site Plan

The plan depicts an existing single-family residence with driveway access from Balboa Avenue to the north. There are several existing accessory structures on the site which do not meet Title 30 standards for setbacks and separation distance requirements.

Within the front yard are 2 existing carports:

- Carport 1 is set back 18 feet from the front property line with a 1 foot separation from Carport 2 and 1 foot separation from the single-family residence.
- Carport 2 is set back 3 feet 5 inches from the front property line with a 14 inch separation from Carport 1.

The site plan shows that along the south property line there is an existing retaining wall that is set back approximately 6 feet from the rear (south) wall. Furthermore, within the rear yard there are 4 existing sheds and 2 existing gazebos described below:

- Shed 1 is located on the southeast corner of the site with an interior side setback of 1 foot and rear setback of 6 feet.
- Shed 2 is located southwest corner of the parcel with an interior side setback of 1 foot and rear setback of 1 foot.
- Shed 3 and Shed 4 are located along the west property line with a 1 foot interior side setback and a separation distance of 5 feet 5 inches from the single-family residence to the east.
- Gazebo 1 and Gazebo 2 are centrally located in the rear yard with a 19 foot separation distance from the single-family residence to the north. Gazebo 1 has a 2 foot separation from Gazebo 2.

Landscaping

Landscaping is not part of this request

Elevations

The photos depict Carport 1 and Carport 2 are 7 feet 11 inches in height, constructed of a reddish-brown wood to match with the existing single-family residence. The submitted photos depict the following:

- Shed 1 is 9 feet in height constructed with light brown wood paneling.
- Shed 2 is a prefabricated plastic grey structure that is 8 feet 6 inches in height.
- Shed 3 is a prefabricated dark grey structure with black trim that is 7 feet 10 inches in height.
- Shed 4 is a prefabricated light brown structure with black trim that is 7 feet 3 inches in height.
- Gazebo 1 is 11 feet in height with light brown posts with dark grey roofing.
- Gazebo 2 is 12 feet in height with dark brown posts with dark grey roofing.

Applicant’s Justification

The applicant is requesting waivers of development standards to keep the 2 carports in the front yard and there 4 sheds, and 2 gazebos in the rear yard. The carports provide shade to prevent sun damage on their vehicles.

Surrounding Land Use

	Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Neighborhood	Suburban (up to 8 du/ac)	RS5.2	Single-family residential subdivision

Clark County Public Response Office (CCPRO)

CE25-19004 is an active violation for building without a permit and parking vehicles within unimproved or landscaping areas.

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.

Setbacks and building separations exist to ensure safety, maintain neighborhood character, and support cohesive, aesthetically consistent development patterns. While the applicant has installed carports in the front yard, their design, color, and materials do not complement the primary

residence and further conflict with the intent of the development standards. In addition, the structures do not meet the required setbacks.

The lot provides sufficient space to relocate the sheds and gazebos in a manner that complies with setback and separation requirements. Because the placement of these structures is a matter of personal choice rather than a site-driven constraint, the hardship is self-imposed. The applicant has not demonstrated why the structures could not be relocated to meet Title 30 requirements; therefore, staff cannot support this request.

Staff Recommendation

Denial.

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:

- 1 year to complete the building permit and inspection process, if required, or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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

- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CAROL PEREIDA

CONTACT: CAROL PEREIDA, 1931 BALBOA AVENUE, LAS VEGAS, NV 89169



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0202

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

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

Date 5/12/2026

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: 6/2/2026 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->

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: _____ Time: _____

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC 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
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
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 2/4/26

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101133

ASSESSOR PARCEL #(s): 162-11-611-051

PROPERTY ADDRESS/ CROSS STREETS: 1931 BALBOA AVE

DETAILED SUMMARY PROJECT DESCRIPTION

carport and sheds/gazebos

PROPERTY OWNER INFORMATION

NAME: HELEN G. AMAYA

ADDRESS: 1931 BALBOA AVE

CITY: LAS VEGAS

TELEPHONE: 7 CELL (702) 581-4469

STATE: NEV ZIP CODE: 89169

APPLICANT INFORMATION (information must match online application)

NAME: Carol Perrida

ADDRESS: 1931 BALBOA AVE

CITY: LAS VEGAS

TELEPHONE: 702 413-2163 CELL

STATE: NV ZIP CODE: 89169

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Carol Perrida

ADDRESS: 1931 Balboa ave

CITY: LAS VEGAS

TELEPHONE: CELL 702 413-2163

STATE: NV ZIP CODE: 89169

ACCELA REFERENCE CONTACT ID #

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature]
Property Owner (Signature)

HELEN G. AMAYA
Property Owner (Print)

7-17-25
Date

We would like to use the front structures for Carports to provide shade to our cars to prevent Sun damage to our vehicles because of the high temperatures we have here in Las Vegas. In our backyard we have 2 gazebos that are 2ft apart from each other and are 7 and 6 feet from retaining wall also we have 4 sheds, Shed #1 is currently 1 foot from property and 1 foot from retaining wall. Shed #2 is 1 foot both sides of wall and back side 4 feet to wall. Shed #3 and Shed #4 are attached 0 distance and 1 1/2 feet from wall and 5 1/2 distance from home. The front structures are two 10x14 carport attached to ~~each other~~^{each other} setback is 10 ft from side line and 2 ft distance from Home.

We would like to request a Waiver to reduce Setback and Separation requirements for RS5.2 Zone.

[REDACTED]
[REDACTED]

Thank you
Rina & Ramon
Haya & Haya

1931 BALBOA AVE 89169