



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

October 28, 2024

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.
 - 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 allisoncosta.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 October 14, 2025. (For possible action)
- IV. Approval of the Agenda for October 28, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

11/04/25 PC

1. ET-25-400107 (WS-23-0804)-CONCEPCION EDELKYS HERRERA:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce setbacks in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family RS5.2) Zone. Generally located south of Palma Vista Avenue and west of Eastern Avenue within Winchester. TS/nai/kh (For possible action) 11/04/25 PC

11/18/25 PC

2. UC-25-0677-WESTPORT LAS VEGAS GLEN AVENUE SELF STORAGE, LLC:

USE PERMIT to allow a banquet facility.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing commercial/industrial complex on a portion of 9.62 acres in a CG (Commercial General) Zone. Generally located south of Glen Avenue and west of Jacyra Avenue within Winchester. TS/my/xx (For possible action) 11/18/25PC

VII. General Business

- 1. FY 25-26 budget request(s) and take public input regarding suggestion for the FY 26-27 budget request(s). (For possible action)
- 2. Nominate and appoint a representative and alternate to the Community Development Advisory Committee (CDAC) for 2025/2026 (for possible action)

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: November 25, 2025.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

3130 S. McLeod Dr., Las Vegas, NV 89121

<https://notice.nv.gov>



Winchester Town Advisory Board

October 14, 2025

MINUTES

Board Members:	Cristhian Barnoend – Chair – PRESENT	April Mench – Member – ABSENT
	Christopher Hooper – Vice Chair – PRESENT	Brad Evans – Member – ABSENT
	Judith Siegel – Member – PRESENT	
Secretary:	Allison Acosta	(702) 817-6803
County Liaison:	Beatriz Martinez	(702) 455-0560
		Allisonacosta.cc@outlook.com
		beatriz.martinez@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liaison, Absent – Planner, & Allison Acosta – Secretary. The meeting was called to order at 6:01 p.m.
- II. Public Comment: None
- III. Approval of the September 9, 2025, Minutes
- Moved by: Judith Siegel**
Action: Approved
Vote: 3-0
- IV. Approval of Agenda for October 14, 2025.
- Moved by: Christopher Hooper**
Action: Approved
Vote: 3 -0
- V. Informational Items:
1. Latino Cultural Festival- Saturday, October 18th from 4pm-5pm at the Government Center
 2. The Life and Death Festival- November 1st and 2nd From 5pm-9pm at Winchester Dondero Cultural center.
- VI. Planning & Zoning

1. 11/04/25 PC
ET-25-400107 (WS-23-0804)-CONCEPCION EDELKYS HERRERA:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce setbacks in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family RS5.2) Zone. Generally located south of Palma Vista Avenue and west of Eastern Avenue within Winchester. TS/nai/kh (For possible action) 11/04/25 PC

Applicant was not Present. Item was held.

Motioned by: Cristhian Barneond

Action: Hold til October 28, 2025

Vote: 3/0

11/05/25 BCC

2. **ET-25-400108 (UC-23-0648)-SKY HI, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) cannabis establishment (consumption lounge); and 2) modify design and development standards for the Midtown Maryland Parkway Design Overlay District.
DESIGN REVIEWS for the following: 1) a cannabis consumption lounge; 2) additions to an existing commercial building; and 3) site modifications to include but not limited to façade changes, parking, and landscaping on 1.6 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the north of Desert Inn Road and west of Maryland Parkway within Winchester. TS/my/kh (For possible action) 11/05/25 BCC

Moved by: Judith Siegel

Action: Per Staff Recommendations

Vote: 3/0

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be October 28,2025.

X. Adjournment

The meeting was adjourned at 6:22pm.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., OCTOBER 28, 2025**

11/04/25 PC

1. **ET-25-400107 (WS-23-0804)-CONCEPCION EDELKYS HERRERA:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce setbacks in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family RS5.2) Zone. Generally located south of Palma Vista Avenue and west of Eastern Avenue within Winchester. TS/nai/kh (For possible action)

11/18/25 PC

2. **UC-25-0677-WESTPORT LAS VEGAS GLEN AVENUE SELF STORAGE, LLC:**
USE PERMIT to allow a banquet facility.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing commercial/industrial complex on a portion of 9.62 acres in a CG (Commercial General) Zone. Generally located south of Glen Avenue and west of Jacyra Avenue within Winchester. TS/my/xx (For possible action)

11/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400107 (WS-23-0804)-CONCEPCION EDELKYS HERRERA:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce setbacks in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family RS5.2) Zone.

Generally located south of Palma Vista Avenue and west of Eastern Avenue within Winchester.
TS/nai/kh (For possible action)

RELATED INFORMATION:

APN:

162-11-711-043

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the required side setback for an existing addition to a single-family residence to 2 feet, 6 inches where 5 feet is the standard per Table 30.40-2 (a 50% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2251 Palma Vista Avenue
- Site Acreage: 0.2
- Project Type: Addition setbacks
- Number of Stories: 1
- Building Height (feet): 7 (addition)/13 (overall house)
- Square Feet: 200 (addition)/2,500 (overall house)

Site Plan

The approved plan depicts an existing 2,500 square foot single family residence located south of Palma Vista Avenue and approximately 600 feet west of Eastern Avenue. The plans show the subject site is 0.2 acres in size with the existing residence located centrally on the property. The plans show a 10 foot wide by 20 foot long existing room addition on the southeast corner of the existing property. A 283 square front porch is located in the central portion of the residence and setback 29.3 feet from the front property line, where 20 feet is required. The existing house is shown to be setback approximately 12 feet from the western property line and 21.2 feet from the rear property line. The existing room addition is shown to be setback 54 feet from the front

property line, 25 feet from the rear property line, and 2.5 feet from the eastern side property, which requires a waiver of development standards. Access to the property is provided by a 12 foot wide residential driveway located in the northwest corner of the site, setback 6 feet from the western property line.

Landscaping

No additional landscaping is proposed by the plans for this application. The existing landscaping on site include small green areas/planters located in the northeast corner of the property and directly in front of the patio and to the west of the patio. A larger naturally landscaped area is located on the western side of the residence. Based on the plans provided, a total of 1,342 square feet of softscaping and 1,848 square feet of hardscaping is provided in front and side yards of the subject site for a maximum of hardscape coverage of 58.6%, meaning a waiver of development standards is not required.

Elevations

The approved plans depict a 13 foot tall single-family house. The exterior materials of the existing house are shown to be blue stucco with various white accents along the roofline and stone veneer along the base of the house. A white porch is also shown along the front face of the house. All sides of the existing house are shown to be blue stucco with white roof trim. The existing room addition is shown to consist of the same blue stucco and white roof trim elements. The existing addition also has been treated with grey stone veneer along the base. Both the existing home and the existing addition have grey color asphalt shingle roofs.

Floor Plans

The approved plans show that the 2,500 square foot home contains 3 bedrooms located in the central and eastern portions of the house with a large living room and kitchen area located on the western portion of the home. The existing room addition is shown to be attached to the home with both interior and exterior access. The existing addition connects directly to a storage room in the eastern portion of the home and contains a family room and wet bar.

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0804:

Comprehensive Planning

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- Plant 1 medium evergreen tree, selected from the SNRPC Regional Plant List, within the front yard to screen the existing addition from view;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised the property shall only be used for uses permitted within a single family residence; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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.

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.

Applicant's Justification

Due to unforeseen family circumstances the applicant could not complete the required conditions with their original approval and is requesting a first extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0804	Reduced setbacks for a single-family residence existing addition	Approved by PC	February 2024

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE22-03336 is an active violation for building without a building permit and paving within the front yard.

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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The applicant was required to complete their building permit in 1 year and plant 1 medium evergreen tree within the front yard. Staff finds that a building permit has not been submitted in relation to the original application WS-23-0804. Staff can recommend approval for this extension of time since it is the first request.

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

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- Plant 1 medium evergreen tree, selected from the SNRPC Regional Plant List, within the front yard to screen the existing addition from view;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CONCEPCION E. HERRERA

CONTACT: AL VELASCO, 203 GENESEE POINT STREET, HENDERSON, NV 89074

11/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0677-WESTPORT LAS VEGAS GLEN AVENUE SELF STORAGE, LLC:

USE PERMIT to allow a banquet facility.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing commercial/industrial complex on a portion of 9.62 acres in a CG (Commercial General) Zone.

Generally located south of Glen Avenue and west of Jacyra Avenue within Winchester.
TS/my/xx (For possible action)

RELATED INFORMATION:

APN:

162-12-502-010; 162-12-502-011

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the required parking spaces to 60 where 69 is required per Table 30.04-2 (a 13% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3375 Glen Avenue, Suites 2, 3, & 4
- Site Acreage: 9.62 (portion)
- Project Type: Banquet facility
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 1,920
- Parking Required/Provided: 69/60

Site Plan & Request

The plan depicts a commercial/industrial complex south of Glen Avenue. Access to the site is from Glen Avenue to the north, which is a local street. APN 162-12-502-011 was approved as an outdoor storage facility for automobiles and recreational vehicles. There are five buildings on the site, which are all located on APN 162-12-502-010. The northern building consists of commercial uses. The other four buildings are utilized as a mini-warehouse facility with an RV and boat storage within the parking lot in the center. This applicant is requesting to convert three combined suites within the northern building into a banquet facility. The proposed use is located

more than 200 feet from any residential uses, including the multi-family complex to the south. 60 parking spaces are located within the front of the building where 69 spaces are required for the entire complex.

Landscaping

Landscaping is not a part of this application.

Elevations

The photos show a 24 feet tall building which features tan stucco exteriors with red tile roof.

Floor Plans

The floor plans show an open floor plan with a bathroom and a storage room in Suite 2 and 3, which are combined. They also have access to Suite 4, which has an open floor plan with a bathroom.

Applicant's Justification

The applicant chose this location to be respectful to the surrounding community and in full compliance with local ordinances. They want to use this location to hold private events. Events will conclude by midnight.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0860-97	Variances to allow the outdoor storage of automobile and recreational vehicle	Approved by PC	April 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & City of Las Vegas	CG & R-2	Bank and drive thru restaurant
South	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
East	Corridor Mixed-Use	CG	Auto sales
West	Corridor Mixed-Use	CG	Parking lot

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

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public

improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

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.

Staff finds that the proposed use is over 200 feet from the residential property to the south. While this location is not accessed by an arterial or collector road as required per code and Glen Avenue is a local street, only commercial properties get access from this right-of-way. Therefore, staff does not anticipate any traffic conflicts. Also, the site is 9 parking spaces short; however, the required 69 spaces is including the required parking spaces for the existing mini-warehouse facility which is fenced in located in the southern portion of the site. Although there are no designated parking spaces for the mini-warehouse use within the fenced in portion, staff finds that most of the storage units lessees park their vehicles in front of the storage units to load/unload. Therefore, being 9 spaces short should not create unsafe traffic circulation on the site. 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

- 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.

Fire Prevention Bureau

- Applicant is advised that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; to contact the Building Department

at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

ADDITIONAL CONDITIONS PENDING

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ICEBOX LV, LLC

CONTACT: RICHARD YOUNG, ICEBOX LV, LLC, 523 MOON CHASE STREET, LAS VEGAS, NV 89110



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 16210803015

PROPERTY ADDRESS/ CROSS STREETS: 1140 East Desert Inn W/ 89109/Meridian

DETAILED SUMMARY PROJECT DESCRIPTION

Extension at time & interior remodel

PROPERTY OWNER INFORMATION

NAME: SKILL LLC
ADDRESS: 5101 Mountain Foliage Dr.
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: _____ CELL: 646-2869070 EMAIL: barracco@hotmail.com

APPLICANT INFORMATION (must match online record)

NAME: TBL LLC
ADDRESS: 4145 Wagon Trail Av.
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: _____ CELL: 646-2869070 EMAIL: barracco@hotmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Lorenzo Barracco
ADDRESS: 3141 Wagon Trail Av.
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: _____ CELL: 646-2869070 EMAIL: barracco@hotmail.com

*Correspondent will receive all communication on submitted application(s).

(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)

Lorenzo Barracco
Property Owner (Print)

May 27, 2025
Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER _____

APPLICATION # (s): _____

ACCEPTED BY: _____

PC MEETING DATE: _____

DATE: _____

RCC MEETING DATE: _____

FEE: _____

TAB/CAC LOCATION: _____

DATE: _____



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100376
ASSESSOR PARCEL #(s): 162-11-711-043

PROPERTY ADDRESS/ CROSS STREETS: 2251 PALMA VISTA AVE. LAS VEGAS NV 89169

DETAILED SUMMARY PROJECT DESCRIPTION

EXTENSION OF TIME FOR WS-23-0804

PROPERTY OWNER INFORMATION

NAME: CONCEPCION EDELKYS HERRERA
ADDRESS: 2251 PALMA VISTA AVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89169
TELEPHONE: 702 8059 3761 CELL: _____

APPLICANT INFORMATION (information must match online application)

NAME: CONCEPCION EDELKYS HERRERA
ADDRESS: 2251 PALMA VISTA AVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89159
TELEPHONE: _____ CELL: 702 8059 3761 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: AL VELASCO
ADDRESS: 203 GENESEE POINT ST
CITY: HENDERSON STATE: NV ZIP CODE: 89074
TELEPHONE: _____ CELL: 702 439 0422 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 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.


Property Owner (Signature)*

HEDELKIS HERRERA CONCEPCION
Property Owner (Print)

09/0202025
Date

JUSTIFICATION LETTER

Yenia Castano

2251 Palma Vista Ave.

APR 25-100376

June 13 2025

Subject: Justification for Extension of time requested WS-23-0804

Dear Plan Examiners

I am writing to respectfully explain the circumstances that led to my inability to comply with certain conditions outlined in the approved waiver.

Over the past several months, I was deeply involved in caring for my mother, who was battling cancer. This period was marked by significant emotional and physical demands, and it ultimately culminated in her passing. The distress and responsibilities during this time required my full attention and understandably affected my ability to meet the waiver requirements as originally planned.

I understand the importance of the conditions associated with the waiver and sincerely regret any inconvenience my non-compliance may have caused. I hope that this explanation provides context for the challenges I faced, and I am willing to provide any further documentation if necessary.

Thank you for your understanding and consideration during this difficult time.

Sincerely,

Yenia Castano



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): _____

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

TAB/CAC: _____

Date: Click to enter a date. _____

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: Click to enter a date. _____ Time: 7:00 PM

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: Click to enter a date. _____ Time: 9:00 AM~~

~~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

Jeri Pinkerton, Secretary
(702) 806-8660
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

Tammy Harris, 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

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

Tammy Harris, 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

Mallory Cristales, Secretary
(213) 949-0805
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 1/7/25

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>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-12-502-010

PROPERTY ADDRESS/ CROSS STREETS: 3375 Glen Ave, Las Vegas, NV 89121, ste 2, 3 and 4

DETAILED SUMMARY PROJECT DESCRIPTION

Private Banquet Hall

PROPERTY OWNER INFORMATION

NAME: Sean Stockbauer, Westport Las Vegas Glen Avenue Self Storage, LLC.

ADDRESS: 660 Newport Center Drive, Suite 1450

CITY: Newport Beach

STATE: CA

ZIP CODE: 92660

TELEPHONE: 949-377-0015

CELL

EMAIL: [REDACTED]

APPLICANT INFORMATION (must match online record)

NAME: Richard and Henrietta Young, ICEBOX LV LLC

ADDRESS: 523 Moon Chase Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89110

REF CONTACT ID # 25-100499

TELEPHONE: 725-219-6855

CELL

EMAIL: [REDACTED]

CORRESPONDENT INFORMATION (must match online record)

NAME: Richard Young

ADDRESS: 523 Moon Chase Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89110

REF CONTACT ID # 25-100499

TELEPHONE: 725-249-6855

CELL

725-400-1709

EMAIL: [REDACTED]

*Correspondent will receive all communication on submitted application(s).

(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 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.

Signed by:

Scott Nguyen

Property Owner (Signature)*

Scott Nguyen

Property Owner (Print)

July 14, 2025 | 11:24 AM PDT

Date

DEPARTMENT USE ONLY:

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WC

OTHER

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

Richard and Henrietta Young

Owners, ICEBOX LV LLC

2295 E. Sahara Avenue

Las Vegas, NV 89104

admin@iceboxlv.com

725-249-6855

June 16, 2025

To Whom It May Concern,

Department of Comprehensive Planning

Clark County, Nevada

500 S Grand Central Pkwy #1, Las Vegas, NV 89155

Subject: Business License and Special Use Permit Justification for Private Event Banquet Hall for 3375 Glen Avenue, Las Vegas, NV 89121 STEs 2, 3 and 4 Located in a CG Zone– ICEBOX LV LLC

Dear Comprehensive Planning Department Officers,

I am writing to formally submit a request and justification for the issuance of a Special Use Permit for my private event banquet hall, ICEBOX LV LLC.

ICEBOX LV LLC is a privately operated banquet hall company specializing in hosting private, reservation-only events such as birthday parties, baby showers, small weddings, and corporate functions. Our operations are designed to be both respectful to the surrounding community and in full compliance with local ordinances.

Key Operational Details:

- **Event Timing:** All events conclude by **midnight**, with sufficient time allowed for guest departure and site cleanup to ensure minimal disruption to the surrounding area.
- **Parking Capacity:** Our facility offers **one designated parking space for every 250 square feet** of venue space, which aligns with the parking requirements outlined by the county for event venues. **The Property has a total of 60 parking spaces.** By code, both STE 4 and STE 2/3 would give us a total of 9 spaces. **The Property Management Team has expressed that we are allowed to use any open space not in use.** (Please view the Parking lot Ariel View attached in the packet.)
- **Proximity to Residential Areas:** The property is located at a distance of **more than 200 feet** from any residential neighborhood, reducing the potential for noise disturbances and traffic congestion in residential zones.

We have taken every precaution to ensure that our venue maintains a safe, secure, and respectful presence within the community. Our business model is built around planned, controlled events

with clear scheduling and guest limits, ensuring a predictable and managed environment at all times.

We respectfully request your consideration and approval for our business license so we can continue serving our clients while contributing positively to the local economy and community.

Should you need any further documentation or clarification, I would be happy to provide it.

Sincerely,

Richard and Henrietta Young

Owners, **ICEBOX LV LLC**

725-249-6855

admin@iceboxlv.com