



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

September 29, 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): Javier Rivera-Rpjas, (702)455-3222, 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 September 8, 2026. (For possible action)
- IV. Approval of the Agenda for September 29, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

10/20/26 PC

1. TA-26-0567-BSR 6276, LLC ET. AL.:

TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action) 10/20/26 PC

10/21/26 BCC

2. UC-26-0404-ODELYA, LLC:

USE PERMIT for a multi-family dwelling.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce open space; 2) reduce setbacks; 3) reduce street landscaping; 4) reduce parking; 5) modified driveway geometrics; 6) allow an attached sidewalk; and 7) reduced throat depth.

DESIGN REVIEW for a proposed multi-family residential development on 0.3 acres in a CR (Commercial Resort) Zone. Generally located west of Lynnwood Street and south of Sahara Avenue within Winchester. TS/sd/cv (For possible action) 10/21/26 BCC

- 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: October 13, 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

September 08, 2026

MINUTES

Board Members:	Cristhian Barneond – Chair – PRESENT Christopher Hooper– Vice Chair – PRESENT Judith Siegel – ABSENT	April Mench – PRESENT Brad Evans – ABSENT
Secretary:	Allison Acosta (702)-817-6803 allisonacosta.cc@outlook.com	
County Liaison:	Javier Rivera-Rojas (702)-455-3222 Javier.Rivera-Rojas@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 August 25, 2026

Moved by: Christopher Hooper

Action: Approved

Vote: 3/0

IV. Approval of Agenda for September 08, 2026

Moved by: Christopher Hooper

Action: Approved

Vote: 3/0

V. Informational Items

NONE

VI. Planning & Zoning

10/06/26 PC

1. WS-26-0513-2543 BRUCE, LLC: WAIVERS OF DEVELOPMENT STANDARDS for the

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

following: 1) reduce screening; 2) increase fence/wall height; 3) increase maximum parking; and 4) modify residential adjacency standards. DESIGN REVIEW for a proposed medical office in conjunction with an existing medical office on 0.72 acres in a CG (Commercial General) Zone. Generally located west of Bruce Street and south of Sahara Avenue within Winchester. TS/mh/kh (For possible action) 10/06/26 PC

Moved by: April Mench

Action: Approved

Vote: 3/0

VII. General Business:
NONE

VIII. Public Comment:
NONE

IX. The next regular meeting will be September 29, 2026 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 6:08 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., SEPTEMBER 29, 2026**

10/20/26 PC

1. **TA-26-0567-BSR 6276, LLC ET. AL.:**
TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action)

10/21/26 BCC

2. **UC-26-0404-ODELYA, LLC:**
USE PERMIT for a multi-family dwelling.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce open space; **2)** reduce setbacks; **3)** reduce street landscaping; **4)** reduce parking; **5)** modified driveway geometrics; **6)** allow an attached sidewalk; and **7)** reduced throat depth.
DESIGN REVIEW for a proposed multi-family residential development on 0.3 acres in a CR (Commercial Resort) Zone. Generally located west of Lynnwood Street and south of Sahara Avenue within Winchester. TS/sd/cv (For possible action)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TA-26-0567-BSR 6276, LLC ET. AL.:

TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md
(For possible action)

RELATED INFORMATION:

BACKGROUND:

Project Description

Section 30.04.10.A.2 within the Non-Essential Water Features in Title 30 currently reads:

This section 30.04.10 shall not apply to the following uses:

- i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
- ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
- iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
- iv. A body of water which stores water used in a mining reclamation project.
- v. Non-essential water features deemed to be a hazard to air navigation are prohibited.

The applicant is proposing that this section of code be amended to read:

- i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
- ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
- iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
- iv. A body of water which stores water used in a mining reclamation project.
- v. Non-essential water features deemed to be a hazard to air navigation are prohibited.
- vi. A body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency.

The applicant states the proposed text amendment satisfies the applicable standards for approval because it: (1) promotes the public health, safety, and welfare of Clark County residents; (2) is

consistent with the goals and policies of the Master Plan; (3) does not conflict with other provisions of the Code; (4) addresses a significant community safety need by enhancing wildfire suppression capabilities; and (5) responds to changing conditions in the area, including the occurrence of multiple recent wildfires.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

According to the Clark County, Nevada Multi-Jurisdictional Hazard Mitigation Plan (2024), Clark County and its participating jurisdictions, which includes the Clark County Unincorporated area, and Tribal areas of the Las Vegas Paiute Tribe and the Moapa Band of Paiutes/Moapa River Indian Reservation, experienced 760 weeks of consecutive drought in 2018 to present. The range and magnitude were between "slightly dry" and "extremely dry," making it vulnerable to drought conditions now and in the future. A drought could pose a risk to critical facilities and/or infrastructure in Clark County and its participating jurisdictions.

The intent of this request is to allow water features for the storage of water to be used for fire suppression as agreed upon with a State or Federal agency. This code change would affect all of unincorporated Clark County. As proposed, there is no indication of how these water features would be designed, the capacity of these water features, the source of the water to be stored, or other potential uses for the stored water. These water features could potentially remove tens of thousands of gallons of water for homes and irrigation and increase evaporation loss. The proliferation of non-essential water features will place an additional burden on the existing water supply. Furthermore, this request may encourage additional non-essential water features within residential and nonresidential development.

The sustainable management of Southern Nevada's water resources are critical to the continued vitality of the region. Goal 3.3 of the Master Plan aims to maintain and protect the quality, supply, and reliability of Clark County's water resources for current and future residents. Policy 3.3.2 encourages water conservation by utilizing the SNWA Joint Water Conservation Plan to ensure conservation opportunities are optimized and reinforced. Title 30 permits water features enclosed within a climate-controlled structure to prevent evaporation. The proposed text amendment conflicts with and does not comply with the Multi-Jurisdictional Hazard Mitigation Plan or Master Plan; therefore, staff recommends denial.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 18, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BSR 6276 LLC

CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE. 650, LAS VEGAS, NV 89135



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): TA-26-0567

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

TAB/CAC: Winchester TAB 6:00 pm

Date: Click to enter a date. 09/29/26

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. 10/20/26 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. 11/18/26 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>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): _____ 174-02-011-002 to -020 and 174-02-095-003

PROPERTY ADDRESS/ CROSS STREETS: Bonni eSprings Road

DETAILED SUMMARY PROJECT DESCRIPTION

Text Amendment

PROPERTY OWNER INFORMATION

NAME: BSR 6276, LLC

ADDRESS: 6415 S. Tenaya Way, #105

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: BSR 6276, LLC

ADDRESS: 6415 S. Tenaya Way, #105

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Bob Gronauer - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 702-792-7000 CELL _____ 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)

Property Owner (Print)

Date

Joel Laub

1/5/26



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 174-02 011-001

PROPERTY ADDRESS/ CROSS STREETS: Bonnie Springs Road

DETAILED SUMMARY PROJECT DESCRIPTION

Text Amendment

PROPERTY OWNER INFORMATION

NAME: Alan L Molasky Trustee of the Alan L. Molasky 2005 Irrevocable Trust

ADDRESS: 6021 South Fort Apache Rd, Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: BSR 6276, LLC

ADDRESS: 6415 S Tenaya Way #105

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Liz Olson

ADDRESS: 1980 Festival Plaza Drive Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 7027927085 CELL _____ 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.

Alan L Molasky
Property Owner (Signature)*

Alan L. Molasky
Property Owner (Print)

4/7/20
Date

August 25, 2026

VIA HAND DELIVERY

Mr. Jason Allswang
CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, NV 89155

Re: Justification Letter – Text Amendment

Dear Jason:

This firm represents BSR6276, LLC (the “Applicant”) in the above referenced matter. The Applicant is requesting a text amendment as it relates to the property, more specifically described as Assessor’s Parcel Numbers 174-02-011-001 through 013 and 174-02-095-003 (the “Property”).

As you know, the Applicant has entered into an Agreement with the Nevada Division of Forestry (“NDF”) to provide a water reservoir intended for fire suppression and life safety purposes on the Property. The reservoir will serve as a critical resource for mitigating future wildfire risks in the surrounding area and will promote the health, safety, and general welfare of Clark County, consistent with Section 30.06.04.C.1 of the Unified Development Code. To facilitate this public safety initiative, the Applicant requests an amendment to Section 30.04.10.A.2 to add the following amendment in red:

2. This §30.04.10 shall not apply to the following uses:
 - i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
 - ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
 - iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
 - iv. A body of water which stores water used in a mining reclamation project.
 - v. Non-essential water features deemed to be a hazard to air navigation are prohibited.
 - vi. A body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency.

The proposed text amendment satisfies the applicable standards for approval because it: (1) promotes the public health, safety, and welfare of Clark County residents; (2) is consistent with the goals and policies of the Master Plan; (3) does not conflict with other provisions of the Code; (4) addresses a significant community safety need by enhancing wildfire suppression capabilities; and (5) responds to changing conditions in the area, including the occurrence of multiple recent wildfires.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Bob J. Gronauer

08/19/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0404-ODELYA, LLC:

USE PERMIT for a multi-family dwelling.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce open space; **2)** reduce setbacks; **3)** reduce street landscaping; **4)** reduce parking; **5)** modified driveway geometrics; **6)** allow an attached sidewalk; and **7)** reduced throat depth.

DESIGN REVIEW for a proposed multi-family residential development on 0.3 acres in a CR (Commercial Resort) Zone.

Generally located west of Lynnwood Street and south of Sahara Avenue within Winchester.
TS/sd/cv (For possible action)

RELATED INFORMATION:

APN:

162-10-111-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the required open space area to 645 square feet where 3,300 square feet is required per Section 30.02.09B.
2.
 - a. Reduce the street setback along Lynnwood Street to 10 feet where 20 feet is required per Table 30.02.11 (a 50% reduction).
 - b. Reduce the street side setback along the south property line to 0 feet where 20 feet is required Table 30.02.11 (a 100% reduction).
 - c. Reduce the street side setback along the west property line to 5 feet where 20 feet is required Table 30.02.11 (a 75% reduction).
3. Reduce the width of a proposed street landscaping strip to 7 feet where 10 feet is required when an attached sidewalk is proposed to remain (a 30% reduction).
4. Reduce required parking spaces to 24 spaces where 37 spaces are required per Table 30.04-2 (a 35% reduction).
5. Reduce the driveway width to 24 feet where 32 feet is the standard per Uniform Standard Drawings 222.1 (a 25% reduction).
6. Allow an attached sidewalk to remain along a portion of Lynnwood Street where a detached sidewalk is required per Section 30.04.08C.
7. Reduce the throat depth to 12 feet along Lynnwood Street where 25 feet is the standard per Uniform Standard Drawings 222.1 (a 52% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2545 Lynnwood Street
- Site Acreage: 0.3
- Project Type: Multi-family residential development
- Number of Units: 34
- Density (du/ac): 106.5 (10% density increase per Section 30.040.05J)
- Number of Stories: 3
- Building Height (feet): 35
- Square Feet: 15,350
- Open Space Required/Provided: 3,300 /645
- Parking Required/Provided: 37/22
- Sustainability Required/Provided: 5/8

Site Plans

The plans depict a proposed multi-family residential development consisting of a 3 story building along the southern portion of the site. Parking will be located on the northern portion of the site, with ingress and egress for residents from Lynnwood Street to the east. The proposed development will have 34 dwelling units with a density of 106.5 per acre with RM 50 standards allow a density of 100 dwelling units per acre; however, since the project meets 8 sustainability points where 5 are required, Section 30.04.05J allows a density increase of up to 10%.

The design of this project requires waivers related to eliminating open space, reduce building setback, reduce street and parking lot landscaping, reduce parking, and reduce the access gate setback. The trash enclosure is located on the southwest corner of the site. The proposed multi-family project will provide a total of 22 parking spaces: 20 on-site and 2 on street parking, where 36 parking spaces are required. The applicant is requesting parking reduction of up to 10% in proximity to a bus stop.

Landscaping

The plans depict street landscaping along Lynnwood Street that is 10 feet wide to the south and decreases to under 7 feet at the north end. The requisite number of trees are provided and spaced at 11 feet on center. Landscape islands are shown within the parking area along the north property line. A reduced open space of approximately 645 square feet is provided where 3,300 square feet are required and is the subject of a waiver of development standards.

Elevations

The plans depict a 3 story multi-family that will be 35 feet in height and incorporates façade design standards including masonry wall, desert color scheme, stucco exterior, concrete masonry block, steel accents, aluminum frame windows, and angles roofline.

Floor Plans

The plans depict 34 dwelling units (3, one bedroom units and 31 studio units). A laundry and utility rooms are provided for residents use on the ground floor. An open space element is located on the 3rd floor.

Applicant's Justification

The applicant states with the demand for housing in Las Vegas continue to increase this proposed project will provide additional dwelling units to the surrounding area. In addition, the Code allows us to build up to 75 feet, however we have limited the design to 3 stories in congruence with the surrounding neighborhood's scale. This project aims to encourage reinvestment in older neighborhoods through infill development.

The applicant is requesting a use permit to allow a multi-family use within the Commercial Resort (CR) zone not in conjunction with a mixed-use development or in conjunction with or adjacent to a resort hotel. The surrounding area has similar density and architectural scale to the proposed multi-family uses. The applicant also requests several waivers of development standards through the proposed design.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0368	Use permit for laundromat	Approved by PC	October 2019
UC-0178-14	Use permit for personal services (beauty salon) and retail sales - expired	Approved by PC	May 2014
UC-0076-14	Use permit for communication tower - expired	Approved by PC	May 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Retail
South	Entertainment Mixed-Use	CR	Multi-family residential
East	Entertainment Mixed-Use	CR	Retail shopping center
West	Entertainment Mixed-Use	CR	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

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.

Staff can support the use permit request to allow for a new multi-family development on an existing undeveloped parcel within the Commercial Resort Zone. The adjacent properties are mostly existing residential uses and other properties that are commercially zoned. A multi-family residential use will not impact or create any undue burdens to the immediate area. The proposed development promotes in-fill development as encouraged in part by Policy 1.4.4 of the Master Plan revitalization in existing neighborhoods through flexible standards. Staff can support this request.

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 Standards #1

Staff cannot support the waiver of development standards request to reduce the required open space for the proposed multifamily residential. The project can be redesigned to provide for the requisite open space to be consistent with the established regulation of Title 30 for the RM-50 development standards.

Waiver of Development Standards #2

Staff cannot support the requested reduction in the setbacks along Lynwood Street and the alleyways as proposed. The proposed project could be redesigned to reduce or eliminate setback encroachment through redesigning the building, including height increase that would bring the footprint inwards away from the setback lines. The current design and proposed height create livable spaces closer to the street. Staff find the encroachments to be a self-imposed hardship; therefore, cannot support the request.

Waiver of Development Standards #3

While this involves only a portion of the landscape strip that delineates to 6 feet at the north end where that section of the driveway can be redesigned to accommodate the requisite 10-foot width required for attached sidewalks. Staff cannot support the reduction of street landscape along Lynwood Street as proposed.

Waiver of Development Standards #4

The applicant has taken advantage of the density bonus and 10% parking reduction due to proximity to a bus stop, the proposed project has too many dwelling units for the existing parcel. The project could be redesigned to incorporate additional on-site parking through increase building height with parking located underneath in lieu of a surface parking lot. The applicant is proposing a building height lower than what is permitted. Staff finds the proposed waivers of development standards are a result of a self-imposed hardship; therefore, 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 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.

The proposed design of the multi-family residential development incorporates horizontal articulation with varied roofline, balconies, covered entryways, vertical elements that demarcate building modules, shade elements and being over 136 feet wide includes wall plane projections or recesses extending at least 20% of the length of the façade. Staff are not supporting several of the waiver of development standards requested; therefore, staff cannot support the proposed design review.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Public Works – Development Review

Waivers of Development Standards #5, #6 & #7

The applicant worked closely with staff, and due to the limited size of the site, there are unavoidable constraints that justify the requests to reduce the driveway width, allow the existing attached sidewalks to remain, and reduce the throat depth for the single driveway on Lynnwood Street. The applicant also worked with staff to remove parking spaces to improve vehicle circulation and provide additional room for vehicles to safely enter and exit the right-of-way. Therefore, staff has no objection to these requests.

Staff Recommendation

Approval of the use permit and waivers of development standards #5 through #7; denial of waivers of development standards #1 through #4, and the design review.

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, and payment of the tree fee-in-lieu is required for any required trees waived.

- 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;
- No gates shall be installed;
- No on-street parking within the right-of-way;
- Applicant to remove 3 parking spaces on the ingress side of the Lynnwood Street driveway.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0016-2027 to obtain your POC exhibit and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ODELYA, LLC

CONTACT: NEW ARCHITECTURAL SERVICES CO. LLC, 1025 S. 1ST STREET, SUITE 140, LAS VEGAS, NV 89101



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: UC-26-0404

Property Owner or Subdivision Name: ODELYA L L C

Public Hearing: Yes ☒ No ☐

Staff Report already created: Yes ☒ No ☐

Delete this application from the: TAB/CAC _____ PC _____ BCC _____

Add this application to the: TAB/CAC 9/29/26 (Winchester) PC _____ BCC 10/21/26

Change(s) to be made:

- ☐ Held no date specific
☐ Withdrawn
☐ No change to meeting(s) _____
☐ Amend Write-up
☐ Renotify
☐ Make a public hearing (Radius: _____)
☒ Rescheduling
☐ Other: _____
☐ Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
☐ Refund
☐ 80%
☐ 100% (please include justification for full refund below)
AMOUNT OF REFUND\$: _____

Reason for Change: Application to be put back on the 9/29/26 Winchester Town Advisory Board and the 10/21/26 Board of County Commissioner meeting. Revised plans recieved by staff

Change initiated by: swd Date: 8/31/26
Change authorized by: [Signature] Date: 8/31/26
Change processed by: [Signature] Date: 08/31/2026
Distribution e-mail sent by: [Signature] Date: 08/31/2026
Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 162-10-111-002

Town Board(s): Winchester

Verified by: _____ Date: _____