



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

September 8, 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

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

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 August 25, 2026. (For possible action)
- IV. Approval of the Agenda for September 8, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

10/06/26 PC

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

- 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: September 29, 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

August 25, 2026

MINUTES

Board Members:	Cristhian Barneond – Chair – PRESENT Christopher Hooper– Vice Chair – PRESENT Judith Siegel – ABSENT	April Mench – PRESENT Brad Evans – PRESENT
Secretary:	Allison Acosta (702)-817-6803 allisonacosta.cc@outlook.com	
County Liaison:	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.

Announcement made by Chair that the first four items were requested to be held my applicant

II. Public Comment

None

III. Approval of Minutes For August 11, 2026

Moved by: Brad Evans

Action: Approved

Vote: 4/0

IV. Approval of Agenda for August 25, 2026

Moved by: April Mench

Action: Approved

Vote: 4/0

V. Informational Items

VI. Planning & Zoning

09/15/26 PC

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

1. PA-26-700020-HAPPY MINER, LLC:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Entertainment Mixed-Use (EM) on 2.16 acres. Generally located north of Desert Inn Road and west of Pawnee Drive within Winchester. TS/md (For possible action) 09/15/26 PC

Moved by: Held per applicant's request for December 8th

Action:

Vote:

2. ZC-26-0504-HAPPY MINER, LLC:

ZONE CHANGE to reclassify 2.16 acres from a CR (Commercial Resort) Zone to a CU (Commercial Urban) Zone. Generally located north of Desert Inn Road and west of Pawnee Drive within Winchester (description on file). TS/md (For possible action) 09/15/26 PC

Moved by: Held per applicant's request for December 8th

Action:

Vote:

3. VS-25-0897-HAPPY MINER, LLC:

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Pawnee Drive located between Desert Inn Road and Sombrero Drive; and a portion of right-of-way being Desert Inn Road between Pawnee Drive and La Canada Street within Winchester (description on file). TS/rg/cv (For possible action) 09/15/26 PC

Moved by: Held per applicant's request for December 8th

Action:

Vote:

4. UC-25-0896-HAPPY MINER, LLC:

AMENDED HOLDOVER USE PERMIT for office as a principal use (no longer needed). WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks (no longer needed); 2) increase building height (no longer needed); and 3) alternative driveway geometrics.

DESIGN REVIEW for a proposed mixed-use development on 2.16 acres in a CU (Commercial Urban) (previously notified as CR (Commercial Resort)) Zone. Generally located north of Desert Inn Road and west of Pawnee Drive within Winchester. TS/rg/cv (For possible action) 09/15/26 PC

Moved by: Held per applicant's request for December 8th

Action:

Vote:

5. WS-26-0354-MONTEAGUDO, MAIKER:

WAIVERS OF DEVELOPMENT STANDARDS for the following 1) eliminate and reduce setbacks; 2) increase hardscape area; and 3) allow modified driveway geometrics.

DESIGN REVIEW for an addition in conjunction with an existing single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation (HDO) Overlay. Generally located north of Sombrero Drive and east of Gaucho Drive within

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

Winchester. TS/rp/cv (For possible action) 09/15/26 PC

Moved by: April Mench

Action: Approved

Vote: 4/0

VII. General Business:
NONE

VIII. Public Comment:

MR.Serraro, Irene, Steve, and John (all neighbors) expressed concerns on items 1-4

IX. The next regular meeting will be September 8, 2026 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 6:21 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., SEPTEMBER 8, 2026**

10/06/26 PC

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0513-2543 BRUCE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the 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)

RELATED INFORMATION:

APN:

162-11-501-007; 162-11-501-009

RELATED APN:

162-11-514-002 through 162-11-514-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a 6.5 foot high screen wall with a 4 foot high fence on top along the south property line where an 8 foot high decorative screen wall is required per Section 30.04.02C.
2. Increase fence/wall height to 11 feet along the south property line where a maximum height of 8 feet is permitted per Section 30.04.03B (a 38% increase).
3. Increase parking to 24 spaces where a maximum of 18 spaces are allowed per Section 30.04.04D (a 33% increase).
4. Allow higher-activity areas (parking and circulation) where higher-activity areas shall not be adjacent to areas subject to residential adjacency standards per Section 30.04.06G.

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2543 S. Bruce Street
- Site Acreage: 0.72
- Project Type: Medical office
- Number of Stories: 1
- Building Height (feet): 27
- Square Feet: 7,377

- Parking Required/Provided:18/27 - including 3 accessible spaces (subject parcels) / 53/128 (overall)
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a proposed 7,377 square foot medical office building, which is west of an existing medical office building that is accessed via Bruce Street to the east. The subject parcels have cross access. Parking is located on the north and east sides of the building, with 27 total parking spaces provided where 18 spaces are required. The entire office complex will have 128 parking spaces where 53 spaces are required. A pedestrian walkway connects the parking area to the building entrance and the trash enclosure is located along the north property line. There is an existing 5 foot high chain link fence along the north property line to remain and a 6 foot high chain link fence along the west property line also to remain. Along the south property line, there is an existing 6.5 foot high screen wall with a 4 foot high wrought iron fence on top, for a total of 10.5 feet, which will remain.

Landscaping

The plans depict proposed parking area landscaping consisting of trees and shrubs in accordance with Title 30 standards. A 15 foot wide landscape buffer with a double row of evergreen trees planted 20 feet apart on center is provided along the south property line.

Elevations

The plans depict a 27 foot high building with a flat, variable roofline. The building features stucco, stone veneer, wood plank siding, steel trellis, and glass windows and doors.

Floor Plans

The plans depict a 7,377 square foot medical office building, featuring a lobby, restrooms, reception area, offices, scheduling room, exam rooms, nurse station, triage room, conference room, break room, storage room, and utility rooms.

Applicant's Justification

The applicant states that the proposed development is consistent with the historic use of the property and will improve the appearance, functionality, and viability of the site. The existing 10.5 foot high wall provides more security than an 8 foot high decorative screen wall would, functioning as a physical barrier while maintaining visibility for security and public safety. A 15 foot wide landscape buffer is proposed and will further mitigate impacts on the adjacent residential development. The existing and proposed medical office typically experience parking demand exceeding the maximum parking allowed per Title 30. The increased parking is necessary to accommodate employee, patient, and visitor parking.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-901131-14	Administrative design review for a place of worship	Approved by ZA	January 2014

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-2091-95	Zone change from C-P to C-2 and conversion of a medical office building into a general retail/office building	Approved by BCC	January 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Vehicle rental
South	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential
East	Corridor Mixed-Use	CG	Medical office
West	Public Use & Corridor Mixed-Use	CG	Transmission lines & office complex

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.

Waivers of Development Standards #1, #2, & #4

Staff finds that the 10.5 foot high combo fence/wall will provide sufficient screening adjacent to the multi-family development to the south, particularly since the 15 foot wide landscape buffer is being provided in accordance with Title 30 standards. The increased fence height offers a visual buffer while not adversely affecting the adjacent development. Overall, staff believes that the proposed buffering and screening meets the intent of Title 30 residential adjacency standards, which are to minimize the impacts of commercial development on adjacent residential development. Therefore, staff can support this request.

Waiver of Development Standards #3

Staff has no objection to the increased parking since the applicant is providing parking lot landscaping in accordance with Title 30 standards and the additional parking will not adversely affect other properties in the area. Therefore, staff can support this request.

Design Review

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

Staff finds that the proposed medical office is an appropriate use for the site and is compatible with development in the surrounding area. The site is well designed, with adequate parking and landscaping, as well as full buffering and modified screening along the south property line, which is adjacent to residential development. Sustainability provisions are provided in accordance with Title 30 standards, and the pedestrian walkways will help ensure safe navigation of the site. The proposed office building features a modern design with architectural features that are visually appealing and will enhance the site. For these reasons, staff can support the design review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CAPITAL WEST DEVELOPMENT

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BUILDING 3, SUITE 577, LAS VEGAS, NV 89134



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0513

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

TAB/CAC: Winchester TAB 6:00 PM

Date: 9/8/26

Location: 3130 S. McLeod, Las Vegas

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: 10/6/26 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: 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

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
Tyler Brady	(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 6/2/26

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 # 26 101116

ASSESSOR PARCEL #(s): 162 11 501 007 , 162-11-501-009

PROPERTY ADDRESS/ CROSS STREETS: 2543 Bruce

DETAILED SUMMARY PROJECT DESCRIPTION

Demolish two office buildings and rebuild one medical office building

PROPERTY OWNER INFORMATION

NAME: 2543 Bruce, LLC

ADDRESS: 9805 MOON VALLEY PL

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89134

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Capital West Kristen Damm

ADDRESS: 5954 Edmond Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: _____ CELL (702) 271 6515 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: LAS Consulting Lucy Stewart

ADDRESS: 1930 Village Center Circle Building 3 577

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134 2570

TELEPHONE: _____ CELL 702 499 6469 ACCELA REFERENCE CONTACT ID # 165577

*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

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell

August 6, 2026

Mr. Michael Huling, Principal Planner
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

RE: Entitlement Application – APR 26-101116, 2543 Bruce Street, APN: 162-11-501-007 & -009

Dear Mr. Huling:

Please accept this letter as our justification for Design Review and associated Waiver of Development Standards for the property located at 2543 Bruce Street. The subject property was previously developed with two office buildings, each containing 7,377 square feet. Both buildings have since been demolished, and the site is currently vacant. The applicant is proposing to redevelop the property with a new, modern building of approximately 7,300 square feet. The remainder of the site will be improved with surface parking, landscaping, and associated site improvements necessary to support the proposed use.

The proposed development is consistent with the historic use of the property and does not increase the overall development intensity of the site. Rather than expanding the previous office use, the project replaces obsolete buildings with a contemporary office building that will improve the property's appearance, functionality, and long-term viability.

Access to the site will continue to be provided through an existing shared parking lot and internal circulation system. No new direct access to Bruce Street is proposed. This access arrangement has functioned successfully for the surrounding commercial development and minimizes potential traffic impacts to

the adjacent street network.

The property is surrounded by compatible commercial uses. A car dealership is located immediately north of the site, while a medical office building is located to the east. The proposed office building is compatible with these existing uses and will complement the established commercial character of the area.

Applications Requested

Design Review-Request for approval of the new 7377 square building where two buildings were previously located.

Waiver of Development Standards

To reduce screening requirements along the south property line where an 8-foot-high decorative screen wall is required pursuant to Section 30.04.02C, and to permit an existing fence/wall combination exceeding the maximum permitted height of 8 feet pursuant to Section 30.04.03B.

The southern property line is currently separated from the adjacent residential neighborhood by an existing wall system consisting of approximately 6.5 feet of solid masonry block wall with an additional 4 feet of decorative wrought iron fencing mounted above, resulting in an overall height of approximately 10.5 feet. This wall has been in place for many years and has proven effective in providing security, defining the property boundary, and minimizing unauthorized access between the residential area and the subject site.

The existing wall configuration provides a greater level of security than a standard 8-foot decorative screen wall by discouraging individuals from climbing or jumping the wall and entering the property. Although the wrought iron portion does not provide complete visual screening, the overall wall system functions effectively as a physical barrier while maintaining visibility for security and public safety purposes.

Requiring construction of an additional 8-foot decorative screen wall immediately adjacent to the existing wall would create a narrow, inaccessible area between the two walls that would be difficult to maintain and likely become a collection point for trash, debris, and weeds. Such a condition would not improve the appearance or functionality of the site and would create

unnecessary maintenance concerns.

As part of the proposed redevelopment, the applicant will install a 15-foot-wide landscape buffer along the southern property line, substantially enhancing the visual character of the site and providing additional separation from the adjacent residential properties. The combination of the existing wall system and enhanced landscaping will provide an effective buffer while avoiding the adverse impacts associated with constructing a redundant wall.

Waiver of Development Standards

To allow higher activity areas, including parking and circulation areas, adjacent to a residential zoning district without the buffering and screening otherwise required by Sections 30.04.06G and 30.04.06L.

The existing wall along the southern property boundary consists of approximately 6.5 feet of masonry block wall with an additional 4 feet of wrought iron fencing above. While the solid masonry portion does not meet the current 8-foot screening requirement, the overall wall height exceeds the required height and provides a substantial separation between the subject property and the adjacent residential neighborhood.

In addition, the proposed redevelopment includes installation of a 15-foot-wide landscaped buffer along the southern property line, which will further soften views of the site and improve compatibility with the adjoining residential area. Enhanced landscaping will provide visual screening, shade, and aesthetic improvements that exceed what currently exists.

The proposed project will also reduce potential impacts on the residential neighborhood by replacing two existing buildings with a single one-story building. The consolidated development pattern will reduce building mass and intensity adjacent to the residential area while maintaining an appropriate transition between land uses. Given the effectiveness of the existing wall system, the addition of significant landscaping, and the reduced scale of development, the requested waiver will not adversely affect adjacent residential properties and remains consistent with the intent of the buffering and screening standards.

Waiver of Development Standards

To allow parking in excess of the maximum permitted, where parking may not exceed 15 percent above the minimum required, pursuant to Section 30.04.04D.

The proposed office building requires 18 parking spaces; however, 27 spaces, including three accessible spaces, are proposed. The overall office development, which includes the existing adjacent office building, provides a total of 128 parking spaces, including eight accessible spaces, where only 72 spaces are required by Title 30.

Although the proposed office is located on a separate parcel, it functions as part of an integrated office campus with the existing adjacent office building. The adjacent medical office experiences parking demand that exceeds the minimum parking requirement due to employee, patient, and visitor activity. The additional parking spaces on the subject site are intended to accommodate this shared demand, improving the overall functionality of the development and reducing the potential for overflow parking onto adjacent properties or public streets.

This request does not increase building intensity or create additional traffic beyond what has already been evaluated. Instead, it allows the site to efficiently accommodate existing parking demand while maintaining safe internal circulation, adequate landscaping, and compliance with all applicable accessibility requirements. The additional parking will improve the operational efficiency of the office campus and will have no adverse impact on surrounding properties. Therefore, the requested waiver is consistent with the intent of Title 30 and supports the orderly development of the site.

Waiver of Development Standards

Waiver of Development Standards to allow the 10.5' combo fence/wall where 8' is the max per 30.04.03B.

The southern property line is currently separated from the adjacent residential neighborhood by an existing wall system consisting of approximately 6.5 feet of solid masonry block wall with an additional 4 feet of decorative wrought iron fencing mounted above, resulting in an overall height of approximately 10.5

feet. This wall has been in place for many years and has proven effective in providing security, defining the property boundary, and minimizing unauthorized access between the residential area and the subject site.

The existing wall configuration provides a greater level of security than a standard 8-foot decorative screen wall by discouraging individuals from climbing or jumping the wall and entering the property. Although the wrought iron portion does not provide complete visual screening, the overall wall system functions effectively as a physical barrier while maintaining visibility for security and public safety purposes.

Requiring construction of an additional 8-foot decorative screen wall immediately adjacent to the existing wall would create a narrow, inaccessible area between the two walls that would be difficult to maintain and likely become a collection point for trash, debris, and weeds. Such a condition would not improve the appearance or functionality of the site and would create unnecessary maintenance concerns.

Conclusion

The redevelopment of this long-vacant property represents a significant reinvestment in the corridor by replacing obsolete structures with a modern office facility. The project will enhance the visual character of the area, provide updated professional office space, and make productive use of existing commercial infrastructure without creating adverse impacts on surrounding properties.

The proposed office building will revitalize an underutilized infill site while maintaining compatibility with adjacent development and utilizing the existing access and circulation network. The project represents an efficient reuse of commercially designated property and is consistent with sound planning principles that encourage redevelopment of previously developed sites.

Based on the project's compatibility with the surrounding land uses, the continuation of established office use, and the improvements it will bring to the property, we respectfully request approval of the requested entitlements.

Thank you for your consideration. Should you have any questions or require

additional information, please do not hesitate to contact our office.

Sincerely,

Lucy Stewart
LAS Consulting