



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

July 29, 2025

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 Secretary Name at Secretary's Phone Number.
 - 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
Christopher Hooper
April Mench
Judith Siegel
Brad Evans

Secretary: Mallory Cristales, (213) 949-0805, mallory.cristales@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 votes 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 July 8, 2025. (For possible action)
- IV. Approval of the Agenda for July 29, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items:
- VI. Planning and Zoning

1. ET-25-400074 (UC-23-0659)-BUONA VITA, LLC:

USE PERMIT FIRST EXTENSION OF TIME for daycare and school.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) trash enclosure; and 2) block wall.

DESIGN REVIEW for a daycare and school within an existing building on 1.01 acres in a CR (Commercial Resort) Zone. Generally located north of Desert Inn Road and east of Seneca Drive within Winchester. TS/sd/cv (For possible action)

2. WS-25-0498-FLEITAS-DOMINGUEZ YULEIDYS:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for an existing addition to an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Carnelian Street and south of Vegas Valley Drive within Winchester. TS/jud/cv (For possible action)

08/19/25 PC

3. WS-25-0484-PALMS 3D, LLC & SAHARA PALMS, LLC:

WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics in conjunction with an existing multi-family residential development on 13.16 acres in a CR (Commercial Resort) Zone. Generally located south of Sahara Avenue and west of State Street within Winchester. TS/rg/cv (For possible action)

08/20/25 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: August 12, 2025.

X. Adjournment.

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



Winchester Town Advisory Board

July 8, 2025

MINUTES

Board Members:	Christian Barneond - Chair– ABSENT Christopher Hooper – Vice Chair – PRESENT April Mench – Member – ABSENT	Judith Siegel – Member – PRESENT Brad Evans – Member – PRESENT
Secretary:	Mallory Cristales	(213) 949-0805
County Liaison:	Beatriz Martinez	(702) 455-0560

mallory.cristales@outlook.com
beatriz.martinez@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liaison, Steven De Merritt– Planner, & Mallory Cristales – Secretary. The meeting was called to order at 6:00 p.m.
- II. Public Comment: None
- III. Approval of May 27, 2025 Minutes
Moved by: Siegel
Action: Approved
Vote: 3-0
- IV. Approval of Agenda July 8, 2025
Moved by: Evans
Action: Approved
Vote: 3-0
- V. Informational Items: None
- VI. Planning & Zoning

1. VS-25-0460-L C R 3025 HIGHLAND, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Highland Drive and Westwood Drive, and Edna Avenue and Capella Avenue; and a portion of a right-of-way being Highland Drive located between Edna Avenue and Capella Avenue within Winchester (description on file). TS/bb/kh (For possible action)

2. DR-25-0459-LCR 3025 HIGHLAND, LLC:

DESIGN REVIEW for a proposed EV (electric vehicle) parking lot on 1.23 acres in an IL (Industrial Light) Zone. Generally located north of Capella Avenue and west of Highland Drive within Winchester. TS/bb/kh (For possible action)

08/05/25 PC

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be July 29, 2025 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 6:12pm

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., JULY 29, 2025**

08/19/25 PC

1. **ET-25-400074 (UC-23-0659)-BUONA VITA, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for daycare and school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) trash enclosure; and 2) block wall.
DESIGN REVIEW for a daycare and school within an existing building on 1.01 acres in a CR (Commercial Resort) Zone. Generally located north of Desert Inn Road and east of Seneca Drive within Winchester. TS/sd/cv (For possible action)
2. **WS-25-0498-FLEITAS-DOMINGUEZ YULEIDYS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for an existing addition to an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Carnelian Street and south of Vegas Valley Drive within Winchester. TS/jud/cv (For possible action)

08/20/25 BCC

3. **WS-25-0484-PALMS 3D, LLC & SAHARA PALMS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometries in conjunction with an existing multi-family residential development on 13.16 acres in a CR (Commercial Resort) Zone. Generally located south of Sahara Avenue and west of State Street within Winchester. TS/rg/cv (For possible action)

8/19/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400074 (UC-23-0659)-BUONA VITA, LLC:

USE PERMIT FIRST EXTENSION OF TIME for daycare and school.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) trash enclosure; and 2) block wall.

DESIGN REVIEW for a daycare and school within an existing building on 1.01 acres in a CR (Commercial Resort) Zone.

Generally located north of Desert Inn Road and east of Seneca Drive within Winchester.
TS/sd/cv (For possible action)

RELATED INFORMATION:

APN:

162-11-815-019

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Waive trash enclosure setback to a residential development to 18 feet where 50 feet is required per Section 30.56.120 (a 64% reduction).
 - b. Reduce the setback for an existing trash enclosure to zero feet where 10 feet is required per Section 30.56.120 (a 100% reduction).
 - c. Allow a trash enclosure door to open into an existing right-of-way where prohibited per Section 30.56.120.
2.
 - a. Allow an 8 foot wall along Desert Inn Road where a maximum of 3 feet is allowed within 1 foot of a street per Section 30.64.020 (a 166% increase).
 - b. Reduce the setback for a block wall to 0.5 inches where 10 feet is required per Section 30.64.020 (a 97% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 1950 E. Desert Inn Road
- Site Acreage: 1.01
- Project Type: Daycare
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 8,857

- Parking Required/Provided: 28/30

Site Plans

The approved plans depict an existing 8,857 square foot office building that is being converted into a daycare and pre-school facility. Access is from Desert Inn Road via 2 separate driveways. The most eastern driveway is designated as a one-way drive for both parents dropping off students and for staff. The drive aisle heads north, then turns west and then south where the drop off zone is located on the eastern exterior. A total of 30 spaces exists on site where 28 spaces were required. A trash enclosure is shown in the northwest corner of the property and opens out into the right-of-way being an alleyway. Along the northern and western property lines there will be new playground equipment with shade structures, and installation of artificial turf for the school outdoor activities. A condition of approval was added for any wall along Desert Inn Road to be a maximum of 6 feet in height.

Landscaping

The approved landscape plan depicts landscaping within the interior of the property, including perimeter landscaping along the east, north, and west property lines. Internal landscaping is shown on the plans, including a landscape strip within the parking lot and the applicant proposed adding 3 trees. Landscaping consists of medium size trees, Texas Mesquite trees, along with shrubs. Most of the landscaping exists and will not be altered from its current format. The approved plans also depict the expansion of an existing partial landscape area shown within the center interior of the parking lot and will include new landscaping per the approved plans.

Elevations

The approved plans depict an existing commercial building that is up to 22 feet in height with a flat roofline and exterior fenestration of the walls that are visible from the street with glazed windows, columns, and a stucco finish. The color scheme is of a desert hue. The shade canopies are 16 feet to the top pinnacle and are open on all sides. A total of 3 separate shade structures cover the playground areas to protect both staff and children from the elements. The shade structures will have a blue canvas color on the top with beige columns.

Floor Plans

The approved plans depict a pre-school with classrooms, kitchen, breakroom, reception area, infant room, storage room, and restrooms. Classrooms square footage total 5,385 square feet with an office space at 140 square feet.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0659:

Comprehensive Planning

- Until June 3, 2025, to review as a public hearing;
- Wall along Desert Inn Road to be a maximum of 6 feet high;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 and application for review; 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 that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Traffic study and compliance;
- Full off-site improvements;

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

The applicant states that since approval of the use permit in November 2023 for a daycare center there have been on-going issues with some delays due to Las Vegas Valley Water District and Public Works requirements. At the time of submission of this application, completion of construction activities and a certificate of occupancy is slated for August 2025.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0659	Use permits for daycare and school; waiver of development standards for trash enclosure and block wall	Approved by PC	November 2023
UC-0348-10	Medical office	Approved by PC	August 2010
UC-0332-00	Medical office with waiver for alternative landscaping	Approved by PC	June 2000
UC-1846-96	33,750 square foot expansion (parking lot expansion) of an existing medical facility	Approved by BCC	March 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (HDO)	Single family residential
South	Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS5.2 (HDO)	Golf course & single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East & West	Neighborhood Commercial	CR	Offices

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.

A review as a public hearing was required to address trash issues, including the frequency of trash pick-ups. Since the site improvements are not complete and the business not yet open, staff recommends additional time to commence and 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**

- Until June 3, 2026 to commence and review from the approval date or the application will expire.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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

- Traffic study and compliance required with any future development other than the approved use per UC-23-0659.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access and fire protection water supply must comply with the Fire Code as amended; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: BUONA VITA, LLC

CONTACT: CYNTHIA DUFFY, 1934 S. WALNUT ROAD, LAS VEGAS, NV 89104

08/19/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0498-FLEITAS-DOMINGUEZ YULEIDYS:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for an existing addition to an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located east of Carnelian Street and south of Vegas Valley Drive within Winchester.
TS/jud/cv (For possible action)

RELATED INFORMATION:

APN:

162-12-711-051

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback for an existing addition to an existing single-family residence to 16 feet where 20 feet is the minimum required per Section 30.02.06 (a 20% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2930 Carnelian Street
- Site Acreage: 0.16
- Project Type: Addition to single-family residence
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 594

Site Plans

The plans depict an existing single-family residence with a single-story, 594 square foot addition on the rear of the property that was built without permits. The principal building is a 2 story 2,426 square foot residence. The addition is located on the east side of the residence, 16 feet from the rear property line. Only an approximate 20 foot long portion of the 60 foot long addition intrudes into the rear setback. Currently, there is a wrought iron fence along the front of the property, which the applicant states will be removed as it does not have building permits. Additionally, there are 2 patio covers along the north side (373 square feet) and the south side (420 square feet) of the residence, which the applicant indicates will be removed from the

property, as well as a shed located at the northeast corner of the site. The 2 patio covers and the shed do not meet Code since they encroach into the side and rear setbacks.

Landscaping

The applicant is proposing to install a 550 square foot area of artificial turf with a large tree in the front of the property to provide better shade.

Elevations

The existing, unpermitted addition is 14 feet in height with the same shingle roofline as the existing residence. The exterior material of the addition is stucco and it is painted the same color as the house.

Floor Plans

The single story, 594 square foot addition consists of a family room, bathroom, and bedroom. There is interior access from the residence to the addition.

Applicant's Justification

The applicant states all the unpermitted structures will be removed with the exception of the living room and bedroom additions on the rear of the existing residence.

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)

CE22-27549 is an active code enforcement violation for building without permits.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Staff finds the request for the rear setback reduction is for a small portion of the residential addition. Staff does not foresee the 4 foot intrusion into the rear setback having a negative effect

on the surrounding areas. Therefore, staff can support the waiver of development standards to reduce the rear setback.

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;
- Remove the wrought iron fence along the front line and the patio covers and shed shown on the site plans prior to final building inspection;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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

- No comment.

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: YUSLEIDYS FLEITAS

CONTACT: JAIME DELVEGA, ALFY CONSTRUCTION, 6944 ERIN CIRCLE, LAS VEGAS, NV 89145

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0484-PALMS 3D, LLC & SAHARA PALMS, LLC:

WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics in conjunction with an existing multi-family residential development on 13.16 acres in a CR (Commercial Resort) Zone.

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

RELATED INFORMATION:

APN:

162-10-501-002

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the existing driveway width along Sahara Avenue to 41 feet where 48 feet is the minimum per Uniform Standard Drawing 222.1 (a 15% reduction).
- b. Increase the throat depth distance of an existing driveway along Sahara Avenue to 95 feet where 15 feet is maximum distance from the property line to the median required per Uniform Standard Drawing 222.1 (a 533% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 713 E. Sahara Avenue
- Site Acreage: 13.16
- Project Type: Modified driveway geometrics for an existing multi-family residential development

History & Site Plan

The site is an existing multi-family residential development, and the records indicate the site was constructed in 1962. The site has frontage along Sahara Avenue to the north, State Street to the east, and Liberate Avenue to the south. There is an internal private street (Kendale Street) that runs north to south and is located in the center of the complex. The applicant is proposing to add automated entry gates within the northern driveway of the private street (Kendale Street) adjacent to Sahara Avenue. With this application, the applicant is requesting to reduce the width of the existing driveway on Kendale Street to 41 feet where 48 feet is the minimum required. Lastly, the applicant is requesting to increase the throat depth of the same driveway to 95 feet where 15 feet is the maximum distance. There are existing emergency access gates on the

southern end of the private street which are set back 50 feet from the south property line adjacent to Liberace Avenue.

Applicant's Justification

The applicant is requesting to decrease the existing driveway width, because the existing Kendale Street is 41 feet wide. Widening of Kendale Street would incur major construction expenses and would affect the existing site drainage on Kendale Street and the adjoining apartment buildings. The other requested waiver is to exceed the driveway throat depth distance to 95 feet from the lip of the median to the property line (adjacent to Sahara Avenue). The increase in the distance between the property line and the edge of the median would prevent conflict with traffic access from the Sahara Avenue entrance to the front office parking lot that is parallel to the street.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400087 (UC-0446-17)	Extension of time for a high impact project with restaurant and other similar uses, multi-family residential and commercial uses	Approved by BCC	September 2020
ADET-19-900477 (UC-0446-17)	Administrative extension of time for a high impact project with restaurant and other similar uses, multi-family residential and commercial uses - expired	Approved by ZA	July 2019
UC-0446-17	High impact project with restaurant and other similar uses, multi-family residential and commercial uses - expired	Approved by BCC	September 2017
UC-1142-07 (ET-0012-12)	Second extension of time for resort condominium project and to increase building height - expired	Approved by BCC	March 2012
UC-1142-07 ET-0019-10	First extension of time for resort condominium project and to increase building height - expired	Approved by BCC	March 2010
UC-1142-07	Resort condominium project - expired	Approved by BCC	February 2008
DR-0785-04	Exterior modifications to an existing apartment complex	Approved by BCC	June 2004
UC-0182-81	High rise tower for condominium units and commercial space - expired	Approved by PC	November 1981

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	C-1	Retail
South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential attached development
East	Corridor Mixed-Use	CG	Shopping center

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Entertainment Mixed-Use	CG & CR	Retail & multi-family residential development

STANDARDS FOR APPROVAL:

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

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 uses 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.

Public Works - Development ReviewWaiver of Development Standards #1

The applicant worked with staff to redesign the driveway with an alternative turnaround that should provide adequate space and visibility for vehicles to make a full turnaround. Therefore, staff has no objection to the reduced driveway widths and increase in distance to median.

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**

If approved:

- 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

- Traffic study and compliance.

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OSCAR O'KEEFE

CONTACT: OSCAR O'KEEFE, 2256 SAVANNAH RIVER STREET, HENDERSON, NV 89044



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-25-0498

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

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

Date: 7/29/2025

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: 8/19/2025 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: Click or tap to enter a date. N/A 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

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Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
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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): _____

PROPERTY ADDRESS/ CROSS STREETS: _____

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

*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.

Gulcidys Fleitas D
Property Owner (Signature)*

Property Owner (Print)

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 _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

YULEIDYS FLEITAS DOMINGUEZ
2930 CARNELIAN ST. LAS VEGAS, NV. 89121
FleitasYuleidys@gmail.com 702-882-3538

Las Vegas, NV. May 20, 2025

JUSTIFICATION LETTER

Clark County, Planning & Zoning:

Regarding to my Property at 2930 Carnelian St. Las Vegas, NV 89121.

A few years ago, I built an Addition without permit of 404 s.f. to the East Side of the Property. Consequently, I received a Violation letter under Case Number: CE22-27549

At this time everything that was illegally constructed was already removed except this addition of 404 s.f. That is Architecturally Compatible with the existing Two Stories Residence, also I already submit Plans and Structural calculations to Building Department, under Application Number BD23-12932. Also, there is another addition of 190 s.f. that complies with Zoning Setbacks and regulations.

I Would like to mention that I will add 550 s.f. of Artificial Turf and a Large Tree to the Front of the Property, to have shade and beatify the front of the Property.

I make Emphasis that the addition matches Roof and Exterior Stucco in Color, Texture and it is 100 % compatible.

I kindly Ask you for a Waiver of Development Standards for the rear setback for the mentioned Addition, currently there are 16'-1", where 20'-00" are required per section 30.02.06.

Also, there is a Decorative Wrought Iron Fence, that was installed without permits and it Will be Removed completely.

I conduct personal research around the neighborhood, and nobody will be in opposition, and nobody will be affected in any way, because this addition is in the rear yard. And nobody can see it from the front or for the sides.

I will do my best to keep this property clean and in good shape.

I, thank you in advance for all your help and understanding of this situation.

Sincerely

Yuleidys Fleitas D.
Yuleidys Fleitas Dominguez

Homeowner

702-882-3538

fleitasYuleidys@gmail.com



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-25-0484

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

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

Date: 7/29/2025

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 or tap to enter a date. _____ 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: 8/20/2025 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

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Revised 1/7/25

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Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-10-501-002

PROPERTY ADDRESS/ CROSS STREETS: 713 EAST SAHARA AVENUE..GLENN APARTMENTS

DETAILED SUMMARY PROJECT DESCRIPTION

DESIGN REVIEW FOR ADDING AUTO GATES ON KENDALE (A PRIVATE STREET) AND A WAIVER ON REQUIRED STREET WIDTH OF TURNAROUND OF 48 FEET WHERE WE ONLY HAVE 40 FEET THE GLENN APARTMENTS

PROPERTY OWNER INFORMATION

NAME: Palms 3D (TWO), LLC
ADDRESS: 408 N. Camden Dr. Suite 300
CITY: Beverly Hills STATE: CA ZIP CODE: 90210
TELEPHONE: (310) 276-1290 CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

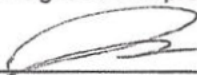
NAME: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL: _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: OSCAR OKEEFE ARCHITECT
ADDRESS: 2256 SAVANNAH RIVER STREET
CITY: Henderson STATE: NV ZIP CODE: 89044 REF CONTACT ID # _____
TELEPHONE: _____ CELL: 702-461-4848 EMAIL: _____

*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.


Property Owner (Signature)*

Joseph Daneshgar
Property Owner (Print)

1/30/25
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

OSCAR O'KEEFE ARCHITECT .

2256 Savannah River Street
Henderson , Nevada , 89044
Phone 702-461-4848
E-mail ookoscar@gmail.com

JUSTIFICATION LETTER

Date : June 25, 2025

Project : The Glenn Apartments Auto Gates Additions
713 East Sahara Avenue..apn # 162-10-501-002

To : Clark County Comprehensive Planning &
Public Works Comments dated ; April 1 , 2025 JaWaan Dodson

We request your review and approval of the following 2 items :

#1 ; Minor Revision (Land Use) to existing apartment complex built in the late 1970s , current zoning is multi family "C R".

We are proposing adding automated entry auto gates to add security access to this existing apartment complex.

The main auto gate entrance will be on East Sahara.

Existing parking count meets current required parking analysis.

No changes to existing buildings.

#2: A

: Waiver of development standards of driveway width :

We are requesting a waiver of the required street turn around of 48 feet in driveway width (per Uniform Standard Drawing 222.1)

The existing Kendale street is 41 feet. This is a commercial driveway, not a street .

Widening of Kendale street would incur major construction expense and would affect the existing site drainage on Kendale and adjoining apartment buildings.

#2 : B

; Modified Driveway Geometrics is requested ;

Waiver of development standards for require 15 feet maximum from lip of gutter to median edge :

(uniform standard drawing 222.1)

To allow 95 feet from lip of gutter to edge of median , where 15 feet is required .

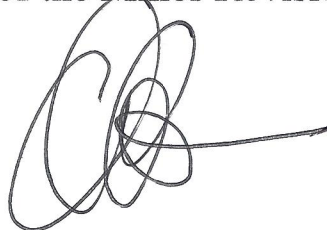
We are requesting a waiver on this item , we can not meet 15 feet maximum distance required from lip of gutter to edge of median due to conflict of traffic access into front office parking lot.

See sheet AS-2 indicating conflict of traffic access into lease office.

We hope you will grant us the approval of the Minor Revision and waiver for the auto gates project.

Thank you,

Oscar O'Keefe Architect

A handwritten signature in black ink, consisting of a large, stylized 'O' followed by a series of loops and a long horizontal stroke extending to the right.