Winchester Town Advisory Board

Winchester Dondero Cultural Center
3130 S. McLeod Dr.
Las Vegas, NV 89121
October 27, 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 October 13, 2026. (For possible action)

IV. Approval of the Agenda for October 27, 2026 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

VI. Planning and Zoning

11/03/26 PC

1. **TM-26-500139-1785 OFFICE CENTER, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 5.04 acres in a CG (Commercial General) Zone. Generally located south of Sahara Avenue and west of Bruce Street within Winchester. TS/bb/kh (For possible action) **11/03/26 PC**

11/17/26 PC

2. **UC-26-0616-GOLD KEY 3049, LLC & JADE KEY, LLC:**
USE PERMIT for a massage establishment in conjunction with an existing shopping center on a portion of 1.53 acres in a CR (Commercial Resort) Zone.
Generally located east of Las Vegas Boulevard and south of Convention Center Drive within Winchester. TS/rp/cv (For possible action) **11/17/26 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 y**our last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: November 10, 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

October 13, 2026

MINUTES

Board Members:	Cristhian Barneond – Chair –**PRESENT**	April Mench – **PRESENT**
	Christopher Hooper– Vice Chair – **PRESENT**	Brad Evans – **PRESENT**
	Judith Siegel – 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 September 29, 2026

Moved by: Brad Evans
Action: Approved
Vote: 4/0

IV. Approval of Agenda for October 13, 2026

Moved by: Christopher Hooper
Action: Approved
Vote: 4/0

V. Informational Items
NONE

VI. Planning & Zoning

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11/03/26 PC

1. TA-26-0591-:

TEXT AMENDMENT to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action) 11/03/26 PC

Moved by: April Mench
Action: Approved
Vote: 4/0

2. WS-26-0603-MORONES FAMILY TRUST ETAL & MORONES EFREN TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce building separations; and 3) increase hardscape area in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of La Vante Avenue and west of Burnham Avenue within Winchester. TS/mh/kh (For possible action) 11/03/26 PC

Moved by: Brad Evans
Action: Approved
Vote: 4/0

11/04/26 BCC

3. UC-26-0556-SIEGEL LV NORTH STRIP, LLC:

USE PERMITS for the following: 1) recreational facility; 2) live entertainment; 3) parking lot; and 4) vehicles sales and rentals.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) eliminate buffering and screening; 4) increase fence height; 5) eliminate gate setbacks; and 6) eliminate trash enclosure.

DESIGN REVIEW for a proposed recreational facility and parking lot on 9.96 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and north of Convention Center Drive within Winchester. TS/hw/cv (For possible action) 11/04/26 BCC

Moved by: Christopher Hooper
Action: Approved
Vote: 4/0

VII. General Business:
NONE

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VIII. Public Comment:

Greg Borgel came to let neighbors know that his item was moved to next meeting
Becky Davis express interest in getting streets repaved.

IX. The next regular meeting will be October 27, 2026 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 6:50 p.m.

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ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., OCTOBER 27, 2026

11/03/26 PC

1. **TM-26-500139-1785 OFFICE CENTER, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 5.04 acres in a CG (Commercial General) Zone. Generally located south of Sahara Avenue and west of Bruce Street within Winchester. TS/bb/kh (For possible action)

11/17/26 PC

2. **UC-26-0616-GOLD KEY 3049, LLC & JADE KEY, LLC:**
USE PERMIT for a massage establishment in conjunction with an existing shopping center on a portion of 1.53 acres in a CR (Commercial Resort) Zone.
Generally located east of Las Vegas Boulevard and south of Convention Center Drive within Winchester. TS/rp/cv (For possible action)

11/03/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500139-1785 OFFICE CENTER, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 5.04 acres in a CG (Commercial General) Zone.

Generally located south of Sahara Avenue and west of Bruce Street within Winchester. TS/bb/kh (For possible action)

RELATED INFORMATION:

APN:
162-11-101-004

LAND USE PLAN:
WINCHESTER - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: 1785 E. Sahara Avenue
- Site Acreage: 5.04
- Project Type: 1 lot commercial
- Number of Lots: 1

Project Description
The map depicts a 1 lot commercial subdivision located south of Sahara Avenue and approximately 800 feet west of Bruce Street. The site is currently developed with 2 office buildings. Access to the site is provided by 2 commercial driveways along Sahara Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0189	Use permit for a print shop	Approved by PC	June 2023

*Additional land use applications have been approved on this site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	C-1 & C-V	Offices & NV Energy electrical substation
South	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential

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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Corridor Mixed-Use, Urban Neighborhood (greater than 18 du/ac) & Public Use	CG & RM32	Utility corridor, multi-family residential & commercial
West	Urban Neighborhood (greater than 18 du/ac)	RM32 & RM50	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
This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: 1785 OFFICE CENTER, LLC
CONTACT: CIVILWORKS, INC., 4945 W. PATRICK LANE, LAS VEGAS, LAS VEGAS, NV 89118

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11/17/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0616-GOLD KEY 3049, LLC & JADE KEY, LLC:

USE PERMIT for a massage establishment in conjunction with an existing shopping center on a portion of 1.53 acres in a CR (Commercial Resort) Zone.

Generally located east of Las Vegas Boulevard and south of Convention Center Drive within Winchester. TS/rp/cv (For possible action)

RELATED INFORMATION:

APN:
162-09-804-001

RELATED APN:
162-09-404-001; 162-09-404-002; 162-09-405-004; 162-09-804-004

LAND USE PLAN:
WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: 3053 S. Las Vegas Boulevard
- Site Acreage: 1.53
- Project Type: Massage
- Square Feet: 920 (lease area)/39,856 (shopping center)
- Parking Required/Provided: 114/126

Site Plan
The site plan depicts an existing shopping center accessed via Las Vegas Boulevard to the west and Convention Center Drive to the north. The subject suite for the proposed massage establishment is centrally located in the building on APN 162-09-804-001. Parking is located throughout the shopping center.

Landscaping
No changes are proposed or required to the existing landscaping.

Elevations
The existing buildings within this shopping center are 1 story, with white decorative exterior panels and aluminum storefront and window systems.

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Floor Plans

The plans show a 920 square foot massage establishment consisting of a waiting room, lobby, massage rooms, reflexology area, and a break room/storage room.

Applicant`s Justification

The applicant states that the business currently provides reflexology services but wants to expand due to increased demand for full-body massage services. The proposed operation will run daily from 9:00 a.m. to midnight and include single and couple massage rooms, along with an open reflexology area. The applicant states the use is compatible with the surrounding commercial businesses and will fully comply with all local regulations and licensing requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0315	Use permit for a supper club, restaurant, hookah lounge, live entertainment, and alternative pedestrian access easement for outside dining and drinking	Approved by PC	August 2023
UC-19-0924	Use permit for a supper club and outdoor live entertainment	Approved by BCC	January 2020
UC-19-0485	Use permit for vehicle rental	Approved by PC	August 2019
AR-400134-17 (UC-0292-16)	Application for review for a supper club and hookah lounge - expired	Approved by PC	November 2017
UC-0292-16	Use permit for a supper club and hookah lounge - expired	Approved by PC	June 2016
ADR-0213-16	Administrative design review for an outside dining area with shade cover	Approved by ZA	April 2016
UC-0831-15	Use permit for a supper club	Approved by BCC	February 2016
ADR-0607-11	Administrative design review for an on-site drive aisle	Approved by ZA	July 2011
UC-0509-10	Use permit for a banquet facility with a waiver to reduce parking	Approved by PC	December 2010
UC-0043-09	Use permit for a recreational facility (balloon ride)	Denied by BCC	July 2009
UC-1415-07	Use permit for a banquet facility	Approved by PC	January 2008
UC-1002-05	Use permit for a restaurant with indoor live entertainment - expired	Approved by PC	August 2005

*Other land use applications can be found in the departmental records.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	CR	Shopping center
South	Entertainment Mixed-Use & Public Use	CR	Encore Resort Hotel & place of worship
East	Entertainment Mixed-Use & Public Use	CR	Undeveloped & place of worship
West	Entertainment Mixed-Use	CR	Resorts World Resort Hotel

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 finds that the request is appropriate for this location and will not impose any adverse effects on the surrounding area. The massage establishment places no additional demands on the site in terms of additional parking, required landscaping or other design features. Furthermore, the proposed massage establishment meets the minimum separation requirements established in Title 30. Therefore, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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

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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: XINFEI TANG
CONTACT: XINFEI TANG, 6990 W. FORD AVENUE, LAS VEGAS, NV 89113

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AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: UC-26-0616

Property Owner or **Subdivision Name:** GOLD KEY 3049, LLC & JADE KEY, LLC

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** _____ **PC** _____ **BCC** _____

Change(s) to be made:

- ☐ Held no date specific
- ☐ Withdrawn
- ☒ No change to meeting(s) 10/27/26 TAB; 11/17/26 PC
- ☐ Amend Write-up
- ☐ Renotify
- ☐ Make a public hearing (Radius: _____)
- ☐ Rescheduling
- ☒ Other: Add parcels
- ☐ Additional fees – $AMOUNT OF ADDITIONAL FEES: _____
- ☐ Refund
  - ☐ 80%
  - ☐ 100% (please include justification for full refund below)
  - AMOUNT OF REFUND$: _____

Reason for Change: The following parcels were mistakenly excluded and need to be added: 162-09-404-001; 162-09-404-002; 162-09-405-004; 162-09-804-004

Change initiated by: MH **Date:** 10/14/26

Change authorized by: [signature] **Date:** 10/14/26

Change processed by: [signature] **Date:** 10/14/2026

Distribution e-mail sent by: [signature] **Date:** 10/14/2026

Follow up assigned to: _____ **Instructions:** _____

Parcel Number(s): 162-09-804-001; 162-09-404-001; 162-09-404-002; 162-09-405-004; 162-09-804-004

Town Board(s): Winchester

Verified by: _____ Date: _____

Rev. 08/2024